Among the most pressing issues facing our district is the plight of our small businesses. We cannot afford to keep losing the unique and affordable small businesses that helped define our neighborhoods for generations.

*Photo by William Alatriste*

This is why I am a proud co-sponsor of the Small Business Jobs Survival Act, which would give our small businesses a fighting chance against corporate chain stores and bank branches.

Every day my office assists local businesses in everything from cutting through bureaucratic red tape at City agencies to accessing local resources. Please do not hesitate to contact my office at (212) 564-7757 or by email at district3@council.nyc.gov if your business could use our assistance.

**Council District 3 is blessed to be home to some of the word's most spectacular schools, parks, cultural institutions, and local businesses. But our most valuable resource will always be the people that make our community so vibrant. I am inspired every day by the acts of kindness, courage, and determination that I see from the friends and neighbors whom I have the privilege of representing. Thank you for allowing me to serve as your New York City Council Member.**

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Back to top

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You are receiving this email because you have contacted our office or have expressed interest in receiving updates from our office.

**Our mailing address is:**
Council Member Corey Johnson
224 West 30 Street
Suite 1206
New York, NY 10001

unsubscribe from this list | update subscription preferences

**Lynch, Edward**

**From:** TakeBackNYC #SBJSA <mail@changemail.org>
**Sent:** Tuesday, January 19, 2016 5:26 PM
**To:** Ferreras, Julissa
**Subject:** New petition to you: Small Business Jobs Survival Act =0ALast hope to save mom and pop Businesses!

change.org New petition

**Julissa Ferreras** – TakeBackNYC #SBJSA started a petition on Change.org and listed you as a decision maker. Learn more about TakeBackNYC #SBJSA's petition and how you can respond.

TakeBackNYC: Small Business Jobs Survival Act - Last hope to save mom and pop Businesses!

Petition by TakeBackNYC #SBJSA · Started Jan 14, 2016

NYC small businesses face a crisis to survive. The cause of this crisis is the out of control real estate speculation creating exorbitant rent increases, short term... Read more

View the petition

WHAT YOU CAN DO

**1. View the petition**

Learn about the petition and its supporters. You will receive updates as new supporters sign the petition so you can see who is signing and why.

**2. Respond to the petition**

Post a response to let the petition supporters know you're listening, say whether you agree with their call to action, or ask them for more information.

**3. Continue the dialogue**

Read the comments posted by petition supporters and continue the dialogue so that others can see you're an engaged leader who is willing to participate in open discussion.

CHANGE.ORG FOR DECISION MAKERS

On Change.org, decision makers like you connect directly with people around the world to resolve issues. Learn more

---

This notification was sent to jferreras@council.nyc.gov, the address listed as the decision maker contact by the petition starter. If this is incorrect, please post a response to let the petition starter know.

**Change.org** · 548 Market St #29993, San Francisco, CA 94104-5401, USA

**Lynch, Edward**

**From:** mail@changemail.org
**Sent:** Tuesday, January 19, 2016 5:28 PM
**To:** Ferreras, Julissa
**Subject:** 5 more people signed "TakeBackNYC: Small Business Jobs Survival Act -Last hope to save mom and pop Businesses!"

change.org New signatures

**Julissa Ferreras** – This petition addressed to you on Change.org has new activity. See progress and respond to the campaign's supporters.

TakeBackNYC: Small Business Jobs Survival Act - Last hope to save mom and pop Businesses!

Petition by TakeBackNYC #SBJSA · 5 supporters

**5 more people** signed
in the last **2 minutes**

View petition activity

RECENT SUPPORTERS

**M.J. Weiss**
New York, NY · Jan 19, 2016

So disturbed by the changes in NYC due to real estate dealings that very negatively affect average New Yorkers, including small business owners and those of us who patronize their stores as part of our daily urban existence.

**Vin Campbell**
Brooklyn, NY · Jan 19, 2016

I am a potential future small business owner and I would like to help pave the way for myself and others to have the best possible chance to succeed. This petition makes sense to me on many grounds.

---

**keith stephens**
New York, NY · Jan 19, 2016

I lost my queens 2 bedroom apt because the rent jumped from 2300 to 3500!!

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**Barbara Schnoor**
New York, NY · Jan 19, 2016

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**deborah williamson**
brooklyn, NY · Jan 19, 2016

**View all 5 supporters**

CHANGE.ORG FOR DECISION MAKERS

On Change.org, decision makers like you connect directly with people around the world to resolve issues. Respond to let the people petitioning you know you're listening, say whether you agree with their call to action, or ask them for more information. Learn more.

This notification was sent to jferreras@council.nyc.gov, the address listed as the decision maker contact by the petition starter. If this is incorrect, please post a response to let the petition starter know.

**Change.org** · 548 Market St #29993, San Francisco, CA 94104-5401, USA

**Lynch, Edward**

**From:** mail@changemail.org
**Sent:** Tuesday, January 19, 2016 5:33 PM
**To:** Ferreras, Julissa
**Subject:** 5 more people signed "TakeBackNYC: Small Business Jobs Survival Act -Last hope to save mom and pop Businesses!"

**Categories:** Red Category

change.org New signatures

**Julissa Ferreras** – This petition addressed to you on Change.org has new activity. See progress and respond to the campaign's supporters.

TakeBackNYC: Small Business Jobs Survival Act - Last hope to save mom and pop Businesses!

Petition by TakeBackNYC #SBJSA · 5 supporters

**5 more people** signed
in the last **3 minutes**

View petition activity

RECENT SUPPORTERS

**matthwe rogers**
San Francisco, CA · Jan 19, 2016

This is happening in SF and every major city in the world. Soon cities will devoid of any businesses besides banks and large chains

**Massiel Munoz**
Cerritos, CA · Jan 19, 2016

It support of small business owners and local residents employeed by small businesses, we support you!

**Lillian Tamburic**
Vancouver, CA · Jan 19, 2016

I love to travel to NYC and make a point of seeking out small, local business that truly represent the city. I don't want to visit and find these replaced by chain stores and restaurants of the homogeneous nature that render far too many cities banal and boring.

**Amy Russell**
New York, NY · Jan 19, 2016

**Cynthia Marks**
NY, NY · Jan 19, 2016

**View all 5 supporters**

CHANGE.ORG FOR DECISION MAKERS

On Change.org, decision makers like you connect directly with people around the world to resolve issues. Respond to let the people petitioning you know you're listening, say whether you agree with their call to action, or ask them for more information. Learn more.

This notification was sent to jferreras@council.nyc.gov, the address listed as the decision maker contact by the petition starter. If this is incorrect, please post a response to let the petition starter know.

**Change.org** · 548 Market St #29993, San Francisco, CA 94104-5401, USA

**Lynch, Edward**

| | |
|---|---|
| **From:** | Kirsten Theodos <kirsten@takebacknyc.nyc> |
| **Sent:** | Thursday, May 05, 2016 11:40 AM |
| **To:** | Maisel, Alan; Cohen, Andrew; King, Andrew; Palma, Annabel; Reynoso, Antonio; Kallos, Ben; Lander, CM; Menchaca, Carlos; Deutsch, Chaim; Johnson, Christine; Constantinides, Costa; Dromm, Daniel; Garodnick, Daniel; Mealy, Darlene; Greenfield, David; Rose, Deborah; Richards, Donovan; Crowley, Elizabeth; Ulrich, Eric; Cabrera, Fernando; Rosenthal, Helen; Miller, I. Daneek; Barron, Inez; Dickens, Inez; Vacca, James; Van Bramer, James; Ferreras, Julissa; Williams, Jumaane; Koslowitz, Karen; Cumbo, Laurie; Chin, Margaret; Salamanca; Levine, Mark; Treyger, Mark; Grodenchik, Barry S.; Eugene, Mathieu; Mark-Viverito, Melissa; Vallone, Paul; Koo, Peter; Espinal, Rafael; Torres, Ritchie; Cornegy, Robert; Lancman, Rory; Mendez, Rosie; W, Ruben; Levin, Stephen; Matteo, Steven; Gibson, Vanessa; Gentile, Vincent; Joseph Borelli; Rodriguez, Ydanis |
| **Subject:** | Mayor BdB, Speaker MMV and Councilman Cornegy earn A+ grade for serving special interest |

**Media Advisory**
For Immediate Release
May 4, 2016

Contact: Kirsten Theodos
Kirsten@takebacknyc.nyc

## Mayor de Blasio, Speaker Mark-Viverito, and Councilman Cornegy earn A+ grade for serving special interest

## Earn an F for NOT serving the people and small businesses

**Dateline NYC, May 4, 2016:** Recently, 80 advocate groups representing small businesses, professionals, and tenants' rights released their mid-term grade of Mayor Bill de Blasio's economic policy for NYC's small businesses. The conclusion: F.

A special committee organized by the Small Business Congress "...was comprised of only people who have a minimum of 25 years experience in owning and operating a small business in NYC or advocating for small businesses. Furthermore, to avoid conflict of interests, no member has received government funding or has contracts with the

city/state, or was consultant to any big business or government funded organization. No member's organization has board members or officers who represent banks, SBA, the real estate industry or promoted loan programs. This committee was comprised of representatives from each borough, most of the city's ethnic minority and women business owners, professional businesses, and every type of business in NYC including arts and Not for Profits."

The committee found "The record shows as Councilman, Bill de Blasio had first-hand knowledge of the dire consequences faced by business owners under Bloomberg's anti-small business policies and the instability and crisis it created. As Councilman and candidate for Public Advocate he was the strongest voice for the passage of real solutions to the real problems of NYC businesses, like the Small Business Jobs Survival Act (SBJSA) to stop the closing of long established businesses caused by exorbitant rent increases. Yet as Mayor, he remains silent on the small business crisis and the need to address any major problem which would save a single small business or a single New Yorker's job."

The report concluded that the crisis had gotten significantly worse during the first two years of Mayor de Blasio's Administration. During that time, 12,363 Court Warrants to Evict Commercial Businesses were issued with an est. 30,000 Businesses Closed Citywide and an est. 200,000 NYers lost their jobs. "...under Mayor de Blasio's economic policy, for long established businesses, NYC is the worse major city in the world to survive lease expiration and negotiate fair lease terms which allow a reasonable profit."

Many NYers are confused that with a "progressive" Mayor, Speaker and City Council all pledging to promote progressive legislation and declaring to be pro-small business (because they are "the backbone of our economy"), why they have remained silent as our small businesses are being destroyed. Even more perplexing, why is our progressive City Council denying democracy to a bill that would stop the closing of long established small businesses? It is apparent that like Albany, our city's political system is being rigged by electeds who have received big real estate campaign contributions, as our Mom & Pops become extinct.

The F grade given to Mayor de Blasio is the result of his failure to address the crisis faced by our city's small business owners. But this failure is not solely on the feet of NYC's chief executive. It also falls on our City Council and those we have elected to represent us. Chief amongst these fellow failed progressives are Chairman of the Committee on Small Business, Council Member Robert Cornegy, and City Council Speaker, Melissa Mark-Viverito. Both along with the Mayor are perpetuating former Mayor Bloomberg's anti-small business policies, making the crisis worse by continuing to collaborate with the real estate lobby to keep the status quo and denying a vote on the **SBJSA**.

Also contributing to the F grade is the fact that in July 2014, Chairman Cornegy began working on legislation to address the problem of businesses closing due to exorbitant speculative rent increases and still he has not produced anything. Since then, the crisis has significantly worsened and in the two years since he began his work, he has

presented nothing to his committee to consider in an attempt to save a single small business. For two years, Cornegy has stalled and abandoned the NYC small business community while they are closing in record numbers and struggling to survive. (Over 1,000 small businesses close every month across the five boroughs) Cornegy has also turned his back on 27 true progressive Council Members who support the **SBJSA**; a clear majority of the City Council and of his Committee. Today, under his leadership the courts are evicting on average 542 businesses per month with that number growing disproportionately in the boroughs of the Bronx and Brooklyn. While Cornegy acknowledges a crisis exists and something has to be done to stop the closing of small businesses, he has done absolutely nothing except talk about hypothetical legislation originating from MBP Brewer's small business proposal and doing what big real estate wants: keeping the power with the landlords and not calling a hearing on the **SBJSA**.

Recently, the NY Daily News reported on the small business crisis in NYC with their piece "Malls of America". A crisis that Cornegy continues to acknowledge but still does nothing to address it. Under Cornegy and Speaker Mark-Viverito's leadership, it is acceptable to stall and do nothing while our small businesses disappear as Cornegy's predecessor, Small Business Committee Chairman Yassky had rightly predicted. It's not just the business owners who are suffering under Cornegy and Speaker Mark-Viverito's do nothing policy created by the real estate lobby. The other victims are their employees and their families facing lower wages or being laid off, the character of our neighborhoods changing, lost job opportunities for low income families and hard to employ NYers, fixed income families forced to pay higher prices, and jeopardizing our city's entire middle class when the backbone of our economy is breaking due to high rents.

When Cornegy was asked why he won't allow for a public hearing of the only solution before the City Council, the **SBJSA**, he responded, "I'm not certain it will get passed." The sheer audacity that his opinion somehow carries more weight than the majority in the City Council who support the **SBJSA**, not to mention the cumulative nearly 4 million NYers they represent, is a complete failure to understand democracy and the role he was elected to serve.

Cornegy's added excuse for his inaction was, "it (**SBJSA**) will not yield what people are looking for." What the people are looking for are their beloved Mom & Pops to survive, not giving them a one year extension to move. The real estate lobby on the other hand is looking to keep the status quo which protects landlords' windfall profits by encouraging phony proposals that would make the crisis worse and expedite the displacement of our small businesses. Cornegy needs to be enlightened about the democratic process. Legislation is not made behind closed doors by career bureaucrats working in the Speaker and Mayor's offices, who are following orders from the real estate lobby. Cornegy's allegiance to City Hall's shadow government controlled by big real estate and his lack of experience with small businesses has actually made the crisis worse. Rent gouging is out of control and is now happening all over the city and Cornegy is calling this part of an organic natural growth progress, a talking point originating from the real estate lobby to justify the unintended consequences of real estate speculation and greed.

Speaker Mark-Viverito also contributes to the Mayor's F grade for allowing her office to be influenced by the real estate lobby and stopping a vote on the SBJSA. In 2009, the **SBJSA** had 32 sponsors including the entire Small Business Committee and was certain to easily pass into law. To stop a vote on the **SBJSA**, then Speaker Quinn used an unsubstantiated lie created by REBNY, that the bill had "legal problems". Even though this claim was later proved to be without any legal merit, it is still being regurgitated today by many members of the Council to justify inaction and deny sponsorship of the **SBJSA**. The Speaker's office today is using the same lie about the bill's legality to deny a public hearing on the **SBJSA**. NYers did not expect a continuation of Speaker Quinn's sell out to the real estate lobby from a so called "progressive". And to add further insult to our desperate small business owners and to democracy, the Speaker recently announced at the State of the City address that the Council will create a planning committee to study the small business problem and recommend solutions like tax incentives to landlords. Another study, ***(this will be the third small business study since 2014)*** is an already used stalling tactic created by REBNY to prevent a vote on the **SBJSA**.

Self-anointed 'progressives' like de Blasio, Cornegy, and Mark-Viverito were elected to pass progressive legislation and the **SBJSA** is progressive legislation. Instead, we get a phony 'progressive' Mayor and City Council whose only true claim to progressiveness is progressively lining the pockets of big real estate.

It's time to begin recognizing progressive elected officials by their actions, not by their rhetoric. With this measurement, we have 27 of the 51 City Council Members we can truly call progressives whether they call themselves democrat or republican. Progressiveness lies in not only passing progressive social legislation but economic as well. By any measure, Mayor de Blasio, Chairman Cornegy and Speaker Mark-Viverito are failures when we look at their actions to save our small businesses, not what they say -- they all deserve a big F grade. It's time to pass the **SBJSA**, it's time for action, it's time for democracy to return to City Hall.

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Kirsten Theodos
TakeBackNYC
www.takebacknyc.nyc

## Lynch, Edward

**From:** Kirsten Theodos <kirsten@takebacknyc.nyc>
**Sent:** Wednesday, October 28, 2015 9:24 AM
**To:** Acosta, Ivan
**Subject:** Fwd: The SMALL BUSINESS JOBS SURVIVAL ACT has hit a MAJORITY!!!

---------- Forwarded message ----------
From: **Kirsten Theodos** <kirsten@takebacknyc.nyc>
Date: Wed, Oct 28, 2015 at 9:21 AM
Subject: The SMALL BUSINESS JOBS SURVIVAL ACT has hit a MAJORITY!!!
To: Alan Maisel <amaisel@council.nyc.gov>, acohen@council.nyc.gov, aking@council.nyc.gov, apalma@council.nyc.gov, areynoso@council.nyc.gov, bkallos@council.nyc.gov, blander@council.nyc.gov, cmenchaca@council.nyc.gov, cdeutsch@council.nyc.gov, cjohnson@council.nyc.gov, cconstantinides@council.nyc.gov, ddromm@council.nyc.gov, dgarodnick@council.nyc.gov, dmealy@council.nyc.gov, NYC Greenfield <dgreenfield@council.nyc.gov>, drose@council.nyc.gov, drichards@council.nyc.gov, ecrowley@council.nyc.gov, eulrich@council.nyc.gov, fcabrera@council.nyc.gov, hrosenthal@council.nyc.gov, imiller@council.nyc.gov, ibarron@council.nyc.gov, idickens@council.nyc.gov, jvacca@council.nyc.gov, jvanbramer@council.nyc.gov, jferreras@council.nyc.gov, jwilliams@council.nyc.gov, kkoslowitz@council.nyc.gov, lcumbo@council.nyc.gov, mchin@council.nyc.gov, marroyo@council.nyc.gov, mlevine@council.nyc.gov, mtreyger@council.nyc.gov, mweprin@council.nyc.gov, Mathieu Eugene <meugene@council.nyc.gov>, mviverito@council.nyc.gov, pvallone@council.nyc.gov, P Koo <pkoo@council.nyc.gov>, respinal@council.nyc.gov, rtorres@council.nyc.gov, rcornegy@council.nyc.gov, rlancman@council.nyc.gov, rmendez@council.nyc.gov, ruben.wills@council.nyc.gov, slevin@council.nyc.gov, smatteo@council.nyc.gov, vgibson@council.nyc.gov, vgentile@council.nyc.gov, vignizio@council.nyc.gov, yrodriguez@council.nyc.gov, outreach@pubadvocate.nyc.gov

**Media Advisory**
For Immediate Release
October 27, 2015

**Contact:** Kirsten Theodos
TakeBackNYC
kirsten@takebacknyc.nyc

**The SMALL BUSINESS JOBS SURVIVAL ACT has hit a MAJORITY!!!**

## Majority see SBJSA as the best solution to save our small businesses and end Crisis

**Dateline, New York City, October 27th, 2015** As of today, the **SMALL BUSINESS JOBS SURVIVAL ACT**, a historic bill currently in the NYC Council that would give rights to all commercial tenants to negotiate fair lease terms when their leases expire, has hit a majority with 26 NYC Council Members signed on.

What this means is that if the bill were to come for a vote today on the NYC Council floor, it would easily pass and within 180 days, every small business in NYC would finally have the basic protections any residential tenant already has. However, the fight is far from over. In order for the **SBJSA** to come to the floor for a vote, the Chairman of the Committee on Small Business, Council Member Robert Cornegy, must allow the **SBJSA** to have a Public Hearing. This is an opportunity for all sides to have their voices heard. Our city's small business owners face a crisis to survive and are entitled to an honest debate. And yet, Chairman Cornegy remains silent.

The real estate lobby wants to keep the status quo which has reaped huge windfall profits over the past decades. The only way to stop the **SBJSA** is to give the media, public and legislators misinformation such as the **SBJSA** is commercial rent control and the bill has legal issues. This inane rhetoric is a weak attempt to spin the **SBJSA** in a controversial light. The **SBJSA** is not commercial rent control. The city's small business owners do not want Commercial Rent Control, they want to keep government out of the decision making process and on the sidelines during the lease renewal negotiation process. Under the **SBJSA**, the only voices to be heard in the bargaining process would be between the tenant and landlord, and from a mediator if they fail to mutually agree on terms of the new lease. If the mediation process fails to achieve a mutual agreement between the parties, then an arbitrator would be included. No government formulas are ever involved.

The **SBJSA** is simply a legal mechanism that would allow existing commercial tenants to negotiate the renewal of their lease on equal terms as the landlord. The **SBJSA** does not dictate terms of new leases nor does it dictate terms of the market. The bill calls for Arbitration if the parties can't agree to new terms. Arbitration is the most commonly used practice to resolve disputes by big government, corporations, unions, sports, and individuals contracts like cell phones.

The unsubstantiated accusations that the **SBJSA** has legal problems, was disproved decades ago when the legal scrutiny of the bill was upheld time and again. This false claim was proven as nothing but a bogus "legal roadblock" with no legal merit.
Small businesses in NYC are in a crisis. This crisis is being borne by existing and successful small businesses who live under the sword of being forced out of their business by exorbitant rent hikes, landlord's passing on tax burdens, cruel short leases and under the table cash extortion. The **SBJSA** puts an end to all of these hardships and ensures that the backbone of the NYC local economy is given a fair chance to continue their success by allowing them fair and just lease terms.
The majority of NYC Council Members agree that this crisis has gone on long enough and it's time to say no to greed, real estate speculation, the destruction of our local neighborhood economies and preserve the character of our great City.

Small businesses are the backbone of our city's economy and the primary job creators. The **SMALL BUSINESS JOBS SURVIVAL ACT** will end economic inequality and give businesses rights to survive - let's not waste any more time chasing phantasms with talk of 'commercial rent control', it's time to talk about the real issue: Why is giving small business owners basic rights and a measure of respect, appreciation and dignity so hard for the remaining Council Members to support? It's time for the public to weigh in, it's time for facts not fiction, and it's long past time to pass the **SMALL BUSINESS JOBS SURVIVAL ACT** and TakeBackNYC.

***TakeBackNYC is a direct action political lobbying organization representing a coalition of small business owners, residents, and advocacy groups formed with one goal, and one goal only: Empower and protect the rights of NYC small business owners. www.takebacknyc.nyc

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Kirsten Theodos
TakeBackNYC
www.takebacknyc.nyc

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Kirsten Theodos
TakeBackNYC
www.takebacknyc.nyc

## Lynch, Edward

**From:** Kirsten Theodos <kirsten@takebacknyc.nyc>
**Sent:** Monday, November 16, 2015 12:10 PM
**To:** Maisel, Alan; Cohen, Andrew; King, Andrew; Palma, Annabel; Reynoso, Antonio; Kallos, Ben; Lander, CM; Menchaca, Carlos; Deutsch, Chaim; Johnson, Christine; Constantinides, Costa; Dromm, Daniel; Garodnick, Daniel; Mealy, Darlene; Greenfield, David; Rose, Deborah; Richards, Donovan; Crowley, Elizabeth; Ulrich, Eric; Cabrera, Fernando; Rosenthal, Helen; Miller, I. Daneek; Barron, Inez; Dickens, Inez; Vacca, James; Van Bramer, James; Ferreras, Julissa; Williams, Jumaane; Koslowitz, Karen; Cumbo, Laurie; Chin, Margaret; Arroyo, Maria del Carmen; Levine, Mark; Treyger, Mark; Eugene, Mathieu; Mark-Viverito, Melissa; Vallone, Paul; Koo, Peter; Espinal, Rafael; Torres, Ritchie; Cornegy, Robert; Lancman, Rory; Mendez, Rosie; W, Ruben; Levin, Stephen; Matteo, Steven; Gibson, Vanessa; Gentile, Vincent; Rodriguez, Ydanis; outreach@pubadvocate.nyc.gov; webmail@bronxbp.nyc.gov; info@queensbp.org; info@manhattanbp.nyc.gov; askeric@brooklynbp.nyc.gov; joddo@statenislandusa.com
**Subject:** Call for honest debate for NYC small businesses & request to withdraw from Albany for solving our crisis

Dear Hon. Elected Representatives of the City of New York,

Soon, a serious debate will take place in the Council on the best solution to end the closing of long established small businesses caused solely by exorbitant rent increases not related to landlord's actual costs or a reasonable return. Manhattan Borough President Gale Brewer best characterized the crisis faced by our city's business owners: "***the mom-and-pop crisis has intensified with a fury.***" For those elected officials who truly believe that "***the backbone of our economy are our small businesses and the engines of job creation***", TakeBackNYC calls upon you to help our small business owners and their employees receive an honest debate on real solutions to end their crisis.

We also ask you to keep an open view on all proposals and understand the unintended consequences of small businesses getting pushed out to extinction. Such consequences as: loss of jobs, lower wages paid, loss of our arts and cultural groups, loss of a major pathway to social mobility for low income families, loss of distinctive neighborhood character, loss of NYC as gateway for entrepreneurs to invest in the American Dream, and loss of family owned businesses passing on businesses to the next generation. Without the right to a lease renewal we will see a continuation of illegal extortion of mostly immigrant owners and short term leases which stop all hiring, expansion plans for businesses and increased higher prices to all NYers. Any real solution to end this crisis, must address any of these unintended consequences to our small businesses, their employees and our economy.

A model of Democracy and an honest debate occurred in 2009 when former Small Business Committee Chairman, David Yassky, fully committed to finding a solution to save small businesses and stop the closing of our City's job creators. At his Committees' Public Hearing (6.29.09), Chairman Yassky opened with a statement that is more true today than ever: *"I will say simply as an opening statement that I believe that we absolutely have to do something, period. We have to do something to help small businesses....**It's not an option to do nothing.** The mom and pop stores on the commercial strips in our neighborhoods are the heart of the neighborhood. We cannot allow them to be pushed to the point of disappearance, which is what is happening now. **If it's not going to be this bill, then I want to hear what the alternative is for how we're going to help small businesses in this difficult time. The one thing I just want to put right up front with the administration witnesses here is we have to have some solutions to offer."***

After hearing all sides, Chairman Yassky, along with the unanimous support of his Committee, joined the majority of Council Members as sponsors of the **Small Business Jobs Survival Act (File #: Int 0402-2014)**, as the best solution to save our city's small businesses. Today, as in 2009, this bill continues to be the best and only real solution on the table.

The **SBJSA** also exposed the model of an anti-democratic act by powerful special interests rigging the process behind closed doors to prevent a vote on the bill. REBNY and their allies in Speaker Quinn's Office did not testify against the bill at the Public Hearing nor did they offer an alternative solution which Chairman Yassky requested. Instead, they successfully schemed a legal roadblock to stop a vote on the **SBJSA** which would easily have passed both Committee and full Council. In a recent interview with the editor of The Villager, REBNY President Steve Spinola made clear that the view of the real estate lobby has not changed in working with government to find a solution to stop the closing of our city's small businesses. "In general, as REBNY members see it, the S.B.J.S.A. would put way too much power in the hands of retail tenants."

Small business advocates view **Resolution 541 (File # Res 0541-2015)** as a continuation of REBNY's efforts to ensure bigger profits for landlords by denying small business owners any rights or power to protect their investment. In the same Villager interview: "If anything, Spinola said, he is in favor of giving "tax incentives" to landlords who work to keep commercial tenants in place."

TakeBackNYC respectfully asks all Council Members who sponsored Resolution 541 to withdraw their support since this Resolution was never intended to be a serious solution to end the crisis faced by our small business owners. It was created by REBNY to keep the status quo where the landlords have all the rights to protect their windfall profits. This Resolution is an insult to all our City's hard working small business owners who are struggling to survive and struggling to keep their American Dream alive. It is also an insult to the constituents of all "progressive" elected officials who pledged they would stand up to special interests and promote progressive legislation on behalf of all NYers. Passing off the responsibility of determining the future of NYC's economy, jobs and character of its neighborhoods to a corrupt Albany, is not what NYers expect from progressive leadership.

To those Council Members who were given misinformation that NYC does not have Home Rule to regulate commercial leases, here are the facts:

*Even with strong opposition from both former Mayor Koch and Speaker Vallone, the original version of SBJSA was found fully constitutional by City's Corporate Counsel testifying before a special hearing that Council had Home Rule and the Arbitration bill was voted on in committee on December 1, 1988. This legal decision was accepted by past Council's Legal Department who on two separate occasions (January 1989) with prime sponsor CM Ruth Messinger and in (July 1994) with new prime sponsor CM Guillermo Linares, Legal recommended amendments to their bills which would satisfy their stated legal concerns.* ***In both cases the prime sponsor made the changes they recommended, changes that would never have been made if the City Council did not have Home Rule.*** *For the next 2 decades the bill had several prime sponsors and not once was Home Rule ever challenged. At the June 2009 CM Yassky's Small Business Committee Hearing on the bill, neither REBNY nor Council's Legal testified to or submitted in writing, any challenge to the new SBJSA legality or Home Rule. In October 2009, the Small Business Committee was prevented from voting on the SBJSA when unknown parties from Speaker Quinn's office made the unsubstantiated claim that SBJSA presented legal concerns and would likely not hold up to a court challenge. In a November 9, 2009 Memo from Council's Legislative Division and General Counsel to the SBJSA prime sponsor CM Robert Jackson outlining their legal concerns the bill had, nowhere in this Memo was the topic of Home Rule discussed.*

The Home Rule objection only recently surfaced as part of REBNY's campaign to, once again, stop a vote on the **SBJSA**. In the same interview with REBNY's Spinola: "We are absolutely convinced that the City Council,

the mayor do not have the power to impose control on the leasing of properties." Despite unlimited financial resources and countless attorneys, REBNY has not produced a single court ruling or case law review to substantiate this claim. REBNY has not produced any legal proof because it does not exist. Sending Resolutions to a corrupt Albany reeling from scandals around big real estate money and rumored claims of "legality" of the **SBJSA** can no longer be an excuse for inaction while NYC's small businesses continue on a path towards extinction. It is our hope, we can finally move forward with a Public Hearing and vote. Our hardest working job creators deserve a vote.

Sincerely yours,

Kirsten Theodos

--
Kirsten Theodos
TakeBackNYC
Lead Advocate

www.takebacknyc.nyc

## Lynch, Edward

**From:** Small Business Congress <savenycjobs@gmail.com>
**Sent:** Wednesday, December 02, 2015 9:30 AM
**To:** Rosenthal, Helen; Miller, I. Daneek; Barron, Inez; Dickens, Inez; Vacca, James; Van Bramer, James; Ferreras, Julissa; Williams, Jumaane; Koslowitz, Karen; Cumbo, Laurie; Chin, Margaret; Arroyo, Maria del Carmen; Levine, Mark; Treyger, Mark; Weprin, Mark; Eugene, Mathieu; Mark-Viverito, Melissa; Vallone, Paul; Koo, Peter; Espinal, Rafael
**Subject:** Fwd: Mayor de Blasio Continues Bloomberg's Anti-Small Business Policy

**Media Advisory**
For Immediate Release
December 1, 2015

**Contact:** Kirsten Theodos
kirsten@takebacknyc.nyc

### Mayor de Blasio Continues Bloomberg's Anti-Small Business Policy

### Deputy Mayor Glen Turns her Back on Women Entrepreneurs in Crisis

**Dateline, New York City, December 1, 2015** Deputy Mayor for Housing and Economic Development Alicia Glen recently announced a $2 million effort which will offer money-management courses, mentorship, networking events and a website of resources available to women who own businesses. This initiative is the result of a city survey showing women entrepreneurs are struggling and are less profitable than their male counterparts. What this program really is though, is an insult to hardworking women business owners because it purposely ignores the real problems they face to survive in NYC: skyrocketing rents, illegal extortion, short-term leases and paying their landlords' escalating bills.

Since Mayor de Blasio was sworn into office, the courts have issued warrants to evict commercial tenants on the average of 488 per month and it's estimated over 1,000 small businesses are forced to close each month.* Desperate business owners have waited patiently for self-proclaimed progressive Mayor de Blasio to keep his campaign pledge to take the city in another direction from former Mayor Bloomberg and end economic inequality. Their wait is over, DM Glen confirmed Mayor de Blasio's position: ***the survival of small businesses does not matter under the de Blasio administration***. DM Glen's initiative makes apparent the de Blasio administration has not made a priority of saving small businesses and will continue the same anti-small business policies of Mayor Bloomberg.

In October at the Municipal Arts Society Summit 2015, MAS Director Carol Colleta, revealed to DM Glen that 100 percent of the people polled in the audience supported commercial rent control for NYC, to which she quipped "anybody in the audience who actually [has] done any real estate finance? It is a very complicated issue, like most issues, and I'm not sure that necessarily adopting commercial rent control would lead to solve the problem that people think the problem is." DM Glen's answer implies that her

background in real estate finance at Goldman Sachs gave her knowledge about the regulation of commercial leases and rents that the audience would not have. The reality is, what would someone who worked at Goldman Sachs before joining the de Blasio administration, know about owning a small business?

For every small business owner and the vast majority of NYers it isn't "complicated" at all. Decades of unchecked and unregulated real estate speculation combined with big banks and franchises' insane bidding wars and profiteers manipulating the market by warehousing storefronts (sometimes for years), has all contributed to wreaking havoc on the commercial real estate market making it impossible for an established business owner to receive a reasonable rent. Only for Mayor de Blasio's economic team is the issue of rent gouging complicated. DM Glen's reaction to NYer's wanting to save their neighborhood businesses and the public's call for legislation to regulate landlords shows the disconnect that exists between Mayor de Blasio's economic policy makers and our city's small business community.

It is clear the de Blasio administration does not want an honest debate on the only real solution to solve the crisis faced by our small businesses, the **Small Business Jobs Survival Act** which gives business owners rights to renew their leases and rights to negotiate fair lease terms. DM Glen's study and initiative was replicated from the Bloomberg/Quinn era to stop any regulation of landlords and to stop real solutions to the real problems business owners face. Bloomberg/Quinn purposely excluded former small businesses owners in any meaningful role of small business policy making at City Hall. They used government agencies or government funded organizations to produce studies that redefined problems facing small businesses which resulted in disingenuous business initiatives that sound like they care about the future of our small businesses, but in actuality they don't.

At a public hearing on finding solutions to save small businesses in 2009, former Council Member John Liu summed up the disconnect between the real problems of small businesses and the Bloomberg administration's weak attempt to solve them: *"every time we have a hearing with EDC or with Small Business Services, there is always talk about all these great programs that are out there to help small businesses. So as much as your two departments and agencies can say that you have all these great programs to assist small businesses, the small businesses aren't buying it. They're not buying it because they're not being asked what they need help with."*

DM Glen said the new program will provide "direct tools" to women business owners, but what good are money-management courses and networking events if you can't stay in business because of the exorbitant rent increases? The future of NYC small businesses are in Deputy Mayor Glen's hands, she needs to abandon these phony solutions, stop the closings, and end this crisis.

**TakeBackNYC is a direct action political lobbying organization representing a coalition of small business owners, residents, and advocacy groups formed with one goal, and one goal only: Empower and protect the rights of NYC small business owners. www.takebacknyc.nyc**

* Sung Soo Kim, founded the Korean American Small Business Service Center, the oldest small business service center in NYC; co-founding the New York City Small Business Congress and Coalition to Save New York City Small Businesses; and was chairman of the Mayor's First Small Business Advisory Board, appointed by Mayors Dinkins and Giuliani

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Kirsten Theodos
TakeBackNYC
www.takebacknyc.nyc

**Lynch, Edward**

**From:** Council Member Corey Johnson <district3=council.nyc.gov@mail176.suw12.mcsv.net> on behalf of Council Member Corey Johnson <district3@council.nyc.gov>
**Sent:** Wednesday, December 23, 2015 7:04 AM
**To:** Ferreras, Julissa
**Subject:** A Personal Message from Council Member Corey Johnson

Is this email not displaying correctly?
View it in your browser.

NEW YORK CITY COUNCIL MEMBER

# COREY JOHNSON

3RD COUNCIL DISTRICT, MANHATTAN

Dear Friends,

Two years ago, when I took the oath of office as your Council Member, I was sworn in with a mandate and a mission: to fight for the residents of District 3, to protect and preserve the things that make our neighborhoods special, and to address the inequality that is plaguing our City.

As we turn the page to 2016, I want to give you some highlights from the past year. My office served 1,538 constituents, packed and delivered 1,516 food bags and facilitated 253 legal consultations at our monthly clinic. This year seven of my bills were passed by the City Council and signed into law, making a difference on issues like affordable housing, criminal justice, animal welfare and pedestrian safety.

It is an honor to serve as your Council Member. I wish you and your loved ones a peaceful and joyous New Year.

In service,

Corey Johnson
Council Member, 3rd Council District

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# Table of Contents


- Constituent Services
- Office Initiatives
- Legislation
  - Passed Legislation
  - Introduced Legislation
- 2016 Budget
- Health Committee
- Issues
  - Parks
  - Schools and Libraries
  - Affordable Housing
  - Transportation
  - Sanitation

- Quality of Life
- Labor
- Seniors
- Public Safety
- Environment
- LGBT
- Animal Rights
- Historic Preservation
- The Arts
- Small Businesses

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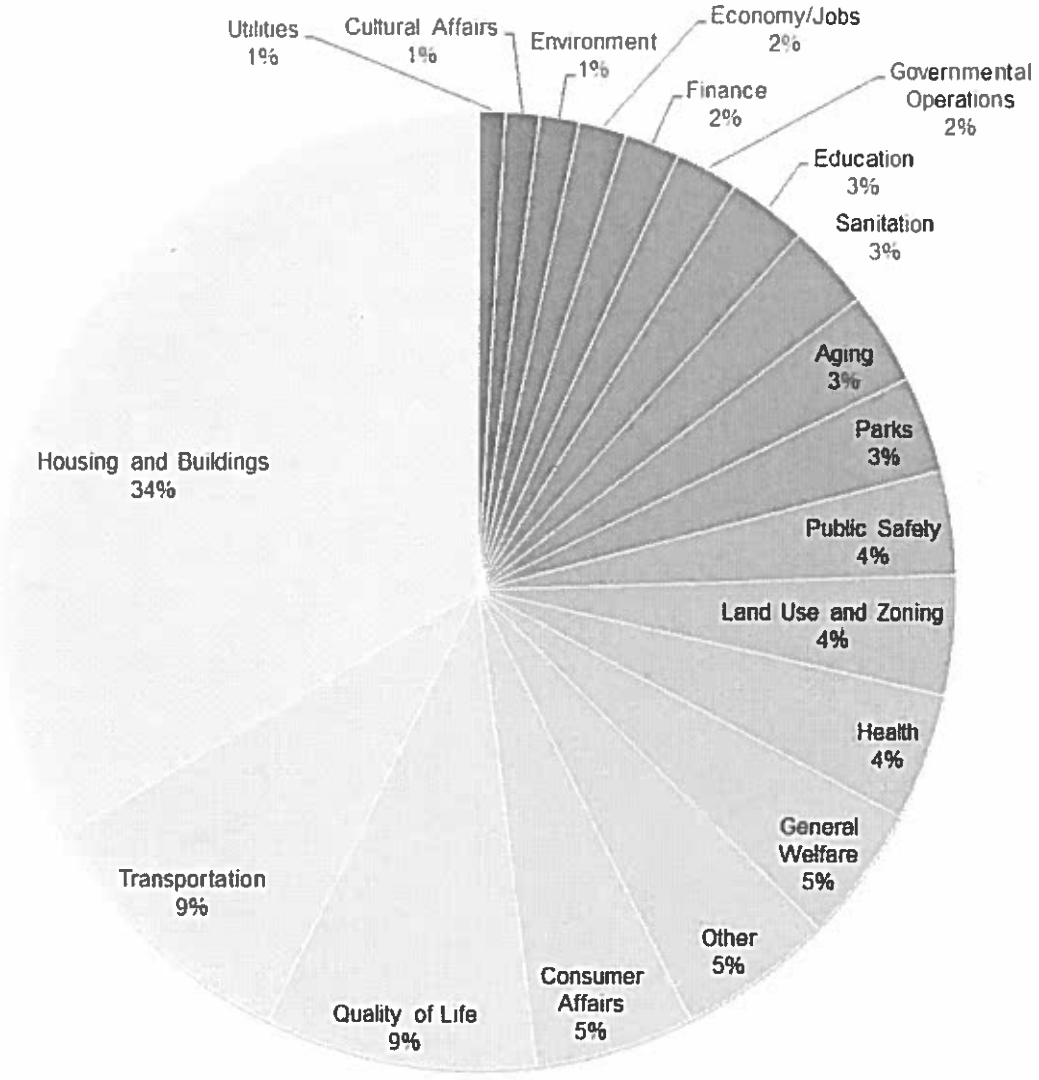
# Constituent Services




Constituent Cases by Issue Area – January 2014 to December 2015

In 2015 my office helped 1,538 constituents, connecting residents to important City services. Every connection we established has made a difference in the lives of these New Yorkers.

A few examples of what we've done include preventing the eviction of a Manhattan Plaza resident who was wrongly denied a lease renewal. Our intervention helped the tenant avoid a lengthy and prohibitively expensive legal battle, and the resident is now securely housed. On another occasion, my staff helped a senior citizen obtain a new electric wheelchair when she had difficulty navigating our complicated health care

system.

If you or someone you know is in need of assistance, please call my district office at (212) 564-7757 or email us at district3@council.nyc.gov.

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# Office Initiatives

In 2015 my office premiered Participatory Budgeting, a new democratic process that lets YOU decide how to spend over $1 million dollars of our City's capital budget to improve our community. Last spring, thousands of residents came out to vote for a number of amazing projects, which then got funded in the FY2016 budget:

| Council Member Corey Johnson (District 3) | $1,680,000 |
|---|---|
| **Winning Projects to be Funded in FY2016 Capital Budget** | |
| 8. New Park for the Community | $200,000 |
| 9. Revitalization of Chelsea Waterside Park | $85,000 |
| 2. Renovations for Jefferson Market Library | $500,000 |
| 4. Bathroom Renovations at Lab School* | $560,000 |
| 17. Sidewalk Repair/Replacement | $50,000 |
| 6. PS3 Library Renovations | $35,000 |
| 15. Pedestrian Safety: Raised Crosswalks | $250,000 |

*The School Construction Authority agreed to fund this project.

Community members are currently developing new ideas into proposals, and this spring, another vote will take place. Click here to learn more and get involved!

## West Side Summit

On May 9, community members from across District 3 convened for my inaugural West Side Summit. Attendees identified issues facing our neighborhoods and proposed solutions. The winning projects of Participatory Budgeting were announced, and I delivered a State of the District address. We also enjoyed a keynote speech from Margaret Newman, Executive Director of the Municipal Arts Society of New York.

**Let's Talk! Reforming the Rent Guidelines Board**

My "Let's Talk!" series continued in 2015. In March we were joined by a panel of housing policy experts and tenant organizers for a community forum about proposed reforms to the Rent Guidelines Board (RGB). The RGB is the nine-member panel that determines annually how much landlords can set future rents for 2.5 million rent-stabilized tenants. In June, for the first time in its history, the RGB voted for a rent freeze, a big victory for tenants.

**Free Monthly Legal Housing Clinic**

My office helps constituents around my district with a wide range of issues. However, housing related matters account for an outstanding number of these cases. **We offer housing clinics at my district office (224 West 30th Street, Suite 1206) on the second Tuesday of every month from 5:30-7:30 pm.** At these clinics, attendees can receive free legal advice from housing attorneys who volunteer their time.

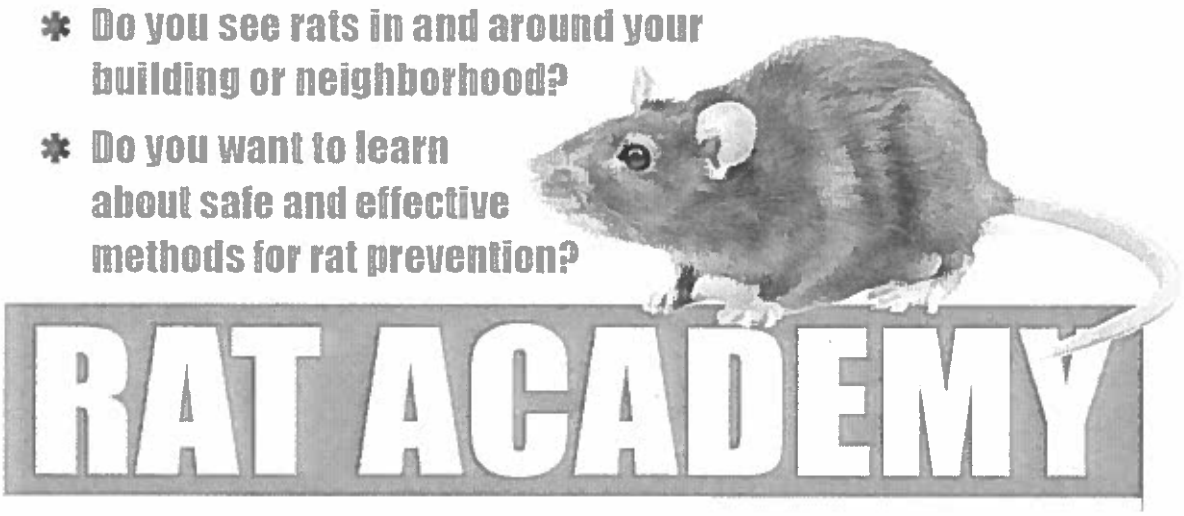
I'm proud to report that we hosted 253 consultations at our monthly clinics in 2015!

**Fresh Food for Seniors Program**

In 2015, I again partnered with Manhattan Borough President Gale Brewer to offer our Fresh Food for Seniors program. We packed and delivered 1,516 food bags to District 3 residents: a 251 percent increase over 2014!

Click here for more information, or to sign up to participate in 2016.

**Rat Academy**




In July, I hosted a 'Rat Academy' with the New York City Department of Health and Mental Hygiene. Local business owners, building superintendents and residents came out to learn safe and effective methods to prevent rat infestation. To learn how you can help keep our neighborhoods rodent-free, visit the City's "Rat Information Portal" at www.nyc.gov/rats. To view a NY1 piece on our Rat Academy, click here.

**Annual Shred Day**

Properly disposing of documents containing personal or sensitive information can be difficult if one doesn't have access to a shredder. In June, my office hosted our annual Shred Day in partnership with Comptroller Scott M. Stringer and the AARP. Hundreds of residents turned out to take advantage of this opportunity to safely dispose of personal documents.

**District 3 Mapping Report: An Analysis of Public Spaces**

This spring I released a report that detailed important street features in Council District 3. My staff and interns canvassed the district and mapped the locations of trash cans, public phones, bike racks, empty tree pits, trees and news boxes. This information is crucial as we work with government agencies to make sure our streets are clean and accommodating.

You can read our report by clicking here.

Click here to read a *Chelsea Now* article about this initiative.

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# Legislation

In 2015, I passed 7 bills and introduced an additional 17 pieces of legislation. A common theme among them is the goal of addressing inequality in our City and meeting the needs of our most vulnerable citizens. Below is a recap of these bills.

# Passed Legislation

Intro 0658-2015: **Extending Rent Regulation in New York City**

Every three years, New York City must declare a housing shortage emergency which allows our rent stabilization laws to be extended. I was proud to be the prime sponsor of this legislation in 2015.

Intro 0440-2015: **Increasing Health Care Transparency at Rikers Island**

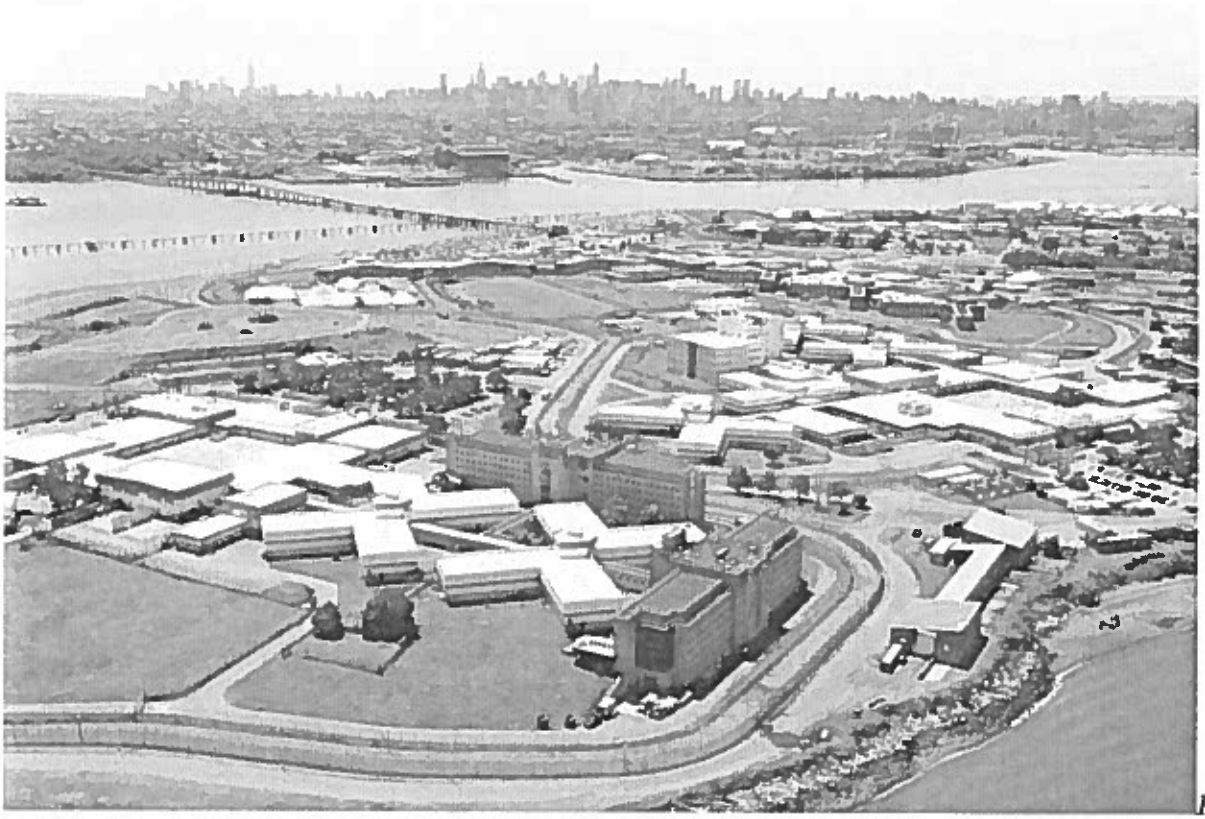
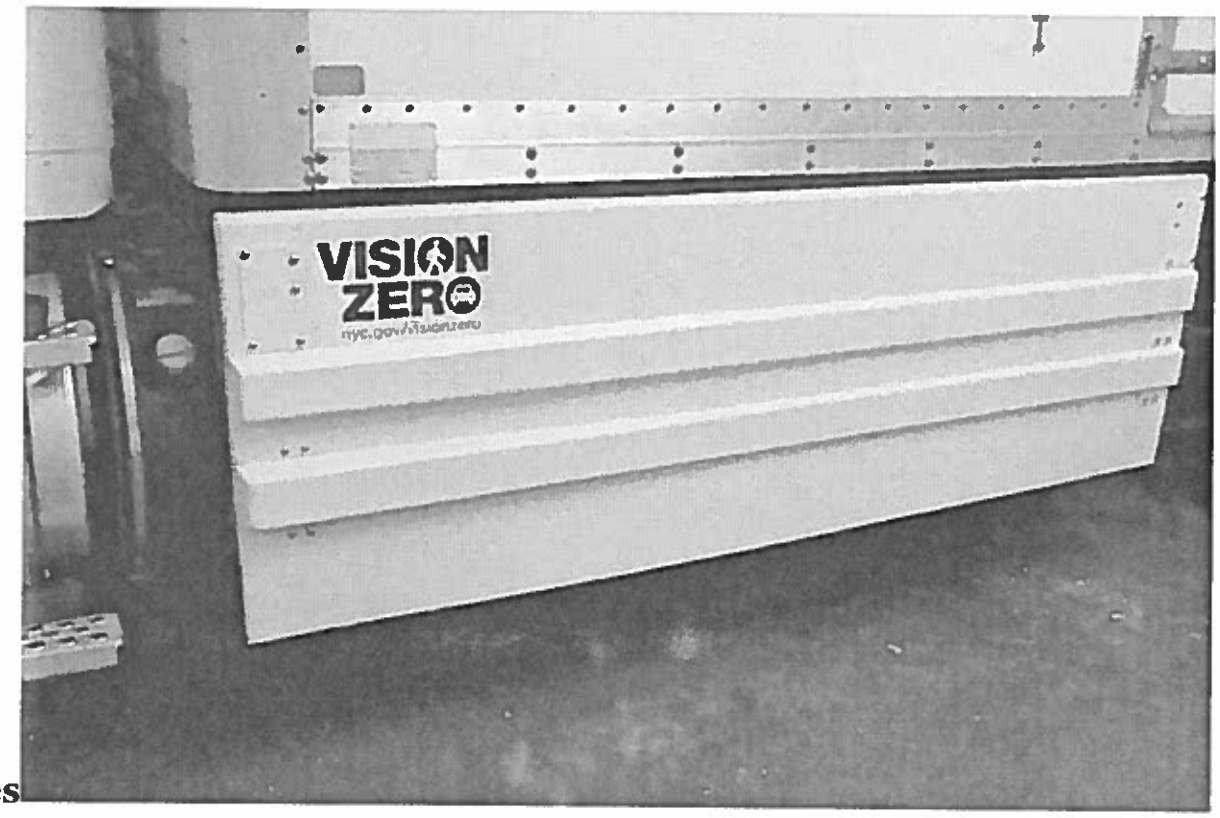


*Photo by Seth Wenig*

Our City has failed to provide adequate health care services to inmates at Rikers Island. My legislation, signed into law in June, will improve transparency by requiring the Department of Health to issue quarterly reports on health services in jails, holding the providers and the agencies that oversee them accountable in key performance areas.

Intro 0772-2015: **Mandating Sideguards on the City's Largest, Most**

**Dangerous**




**Vehicles**

In New York City, collisions with trucks account for 12.3 percent of pedestrian fatalities and 32 percent of bicyclist fatalities, many of which could have been prevented with lifesaving devices called sideguards. This spring, I passed legislation that will require the installation of sideguards on all heavy-duty trucks in the City's fleet.

Intro 0592-2015: **Protecting Hotel Jobs**

Our hotels serve as a bedrock component of our economy, providing many jobs to hardworking New Yorkers. Many of these jobs are already being lost because of the rapid conversion of hotel rooms into luxury condominiums. That is why the Mayor signed my legislation that temporarily puts a limit on the number of condo conversions that hotel owners can make, and requires regular reports to inform City government as to the larger trend of hotel conversions.

Intro 0145-2015: **Requiring Fire Sprinklers at Facilities that House Animals**

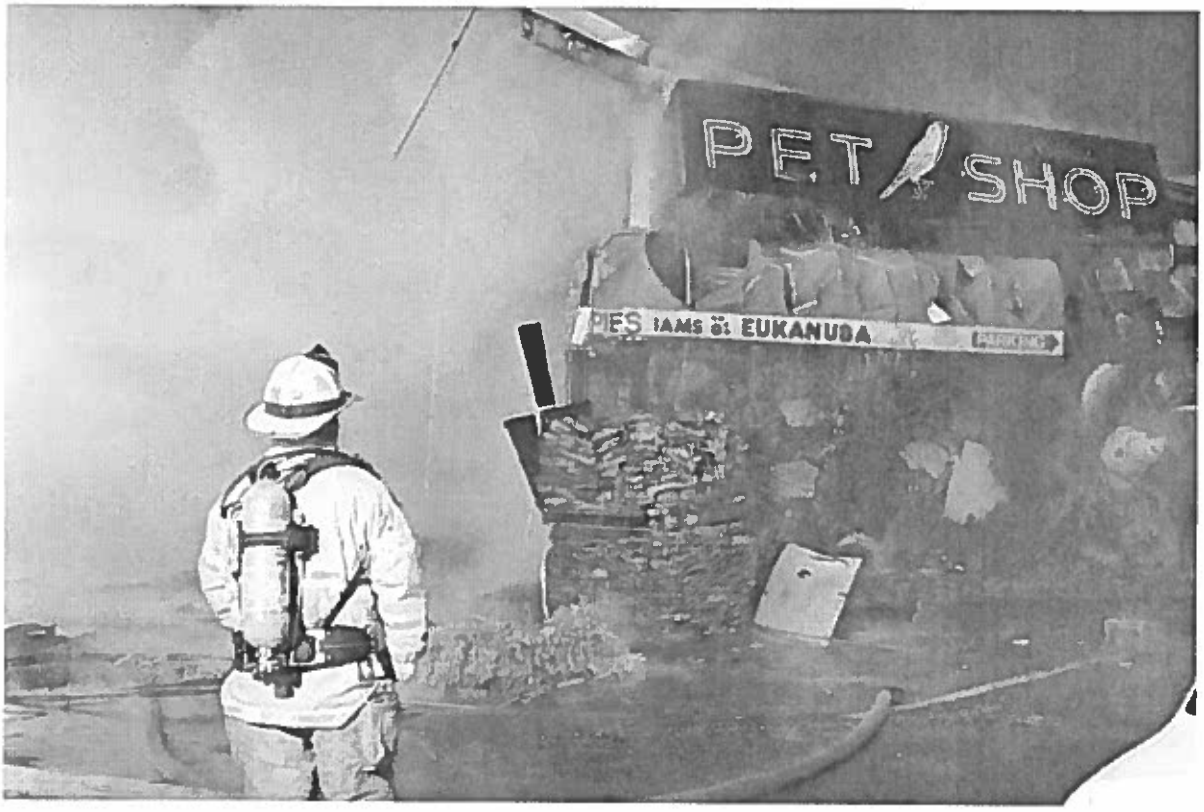



*Photo credit: Gary Listort*

When establishments contain unattended animals that are locked in cages, we must ensure that fundamental safeguards are in place. My legislation requires pet stores and other establishments that house animals to install fire sprinkler systems or have 24 hour supervision.

Intro 0730-2015: **Enhancing the School Safety Act**

The 'school to prison pipeline' is exacerbated by excessive school suspensions and other disciplinary measures. Along with Council Member Vanessa Gibson, I drafted legislation to address this issue by requiring reports on key statistics like suspensions, use of restraints, number of metal detectors, students referred to emergency medical services, and complaints made against school safety agents.

Intro 0712-2015: **Air Quality Surveys**

We must ensure that the air we breathe does not pose a risk to our health. In October, the City Council passed legislation of mine that requires the City to conduct regular air quality surveys that identify the major local and regional sources of air pollution.

# Introduced Legislation

Intro 0973-2015: **Comprehensive Community Health Planning**

I have introduced legislation that would create a new Office of Comprehensive Community Health Planning. It's time that our government intelligently plans for health services in all communities, in all neighborhoods of our City – including the Lower West Side!

Intro 0684-2015: **HASA for All**

Currently, HIV/AIDS Services Administration benefits are only available to persons with AIDS or two HIV-related opportunistic infections. That is why I authored "HASA for All" legislation that would expand lifesaving subsistence benefits to all low-income HIV positive New Yorkers in need. This law would save countless lives and put us on track to meet Governor Cuomo's plan of ending HIV in New York State by 2020.

Intro 0713-2015: **Operating Plans for Sight-Seeing Buses**

Sight-seeing buses have long caused significant disturbances for the residents of my district. I introduced legislation that would require sight-seeing bus operators to submit operating plans to the Department of Consumer Affairs and forward them to the Department of Transportation, local community boards and Council Members during the licensing review process.

Intro 0731-2015: **Barring Discrimination Against Affordable Housing Tenants**

Many New Yorkers were shocked to learn that it is perfectly legal for a developer to hoist a sign saying that rent-stabilized tenants are not welcome to enter a gym, pool or green space in their own building. I introduced legislation that would bar building managers from discriminating against tenants in affordable housing units from using building amenities.

Intro 0711-2015: **Transparency in Government – Including Citizen Feedback in the Mayor's Management Report**

This bill would ensure more transparency and accountability when it comes to government services by requiring that citizen satisfaction survey responses be included in the Mayor's Management Report.

Intro 0749-2015: **100% Accessible Taxis**

Our taxi fleet, including those operated by taxi-app companies, ought to be 100% accessible. In order to bring our City in line with the Americans with Disabilities Act, I introduced legislation that would require all for-hire vehicles to be wheelchair accessible. This bill would make a huge difference in the everyday lives of seniors and those with temporary injuries or life-long disabilities.

Intro 0748-2015: **Creating an Office of Drug Strategy**

It is time for New York City to be a national leader in drug policy. That's why I introduced a bill that would create an Office of Drug Strategy, which would coordinate across agencies and create an annual plan for drug policy, to be refined each year. Click here to read an article by the Drug Policy Alliance about my proposal.

Resolution 0690-2015: **Updating the Mansion Tax**

This resolution calls on the State to update the Mansion Tax by increasing the threshold to $1.75 million. After all, this tax is meant to apply to "luxury properties," not the average New York City apartment.

Intro 0902-2015: **Providing Life Saving Equipment for Our Public Facilities**

Studies have determined that a person's best chance of surviving cardiac arrest is to be defibrillated within six minutes. I introduced legislation with Council Member Steve Matteo that will require life-saving Automated External Defibrillators (AEDs) at ball fields. Click here to view a NY1 report about our efforts.

Intro 1013-2015 **and** 1014-2015: **Combating Recidivism**

If we are serious about improving our criminal justice system, we must make every effort to reduce recidivism, which refers to a formerly incarcerated person's relapse into criminal behavior. I introduced a bill in the Council that would require the City to address the needs of recently released individuals through programs that address mental health, drug abuse, homelessness and more.

## Intro 0771-2015: Ensuring Quality Health Services in Our Schools

For our public school system to thrive, we must make sure that our kids are receiving the in-school health services they need. A bill I introduced in April will address this issue head-on by requiring the Department of Education to report on student health services to the Council, including data on nurses, school based health centers, common student illness, and health screenings.

## Intro 0854-2015: Requiring City-Owned Buildings to Go Green

New York City must be a leader on combating climate change and carbon emissions. I introduced a bill that will profoundly assist in this effort, as it would require all city-owned buildings to be powered by renewable energy sources by the year 2050.

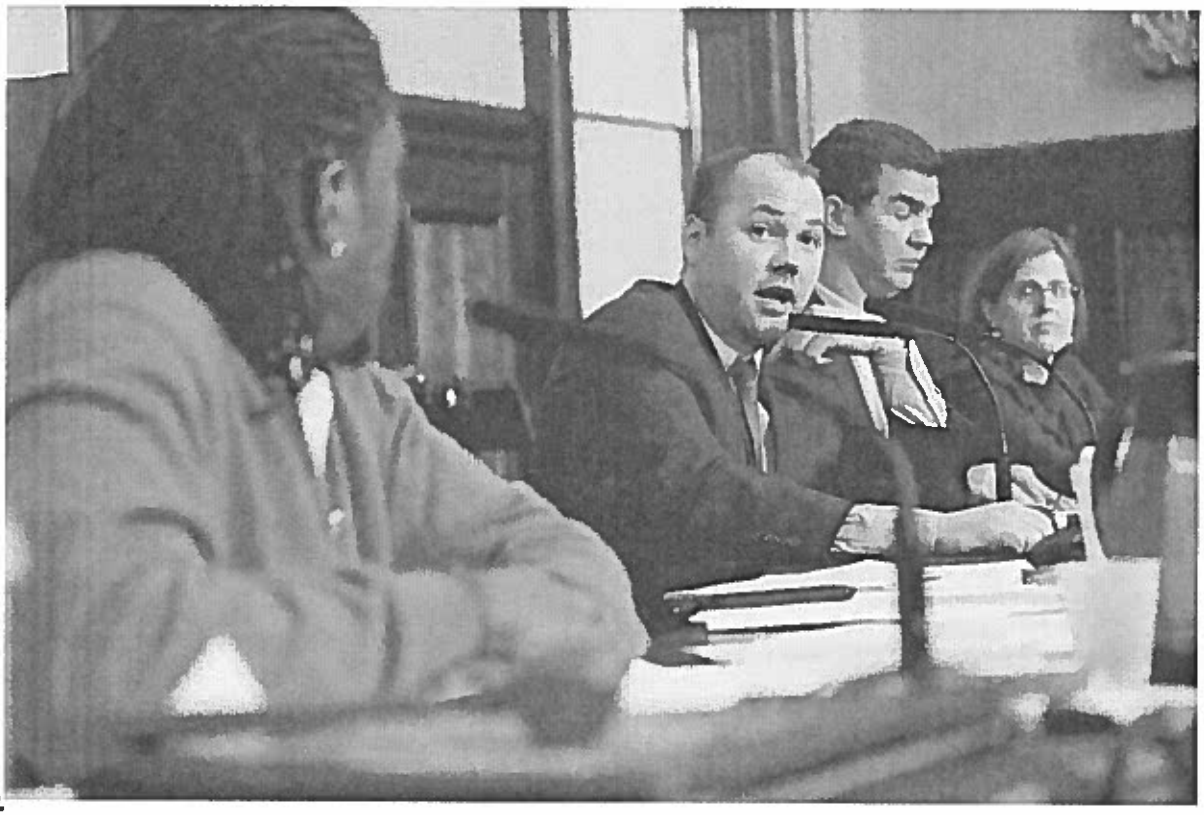
## Intro 0929-2015: Reporting on Homeless Health Services

We need to ensure that individuals housed in our homeless shelters are receiving the medical attention that they need. That is why I introduced this bill, which requires regular annual reporting on health services provided to individuals and families in the shelter system.

Intro 0838-2015: **Supporting Urban Agriculture**

This legislation would create an Urban Agriculture Advisory Board which would be tasked with finding potential sites for urban agriculture, fostering training programs, and identifying impediments to urban agriculture around the City.

# 2016 Budget: A Win for District 3



A budget is more than just numbers - it is a reflection of our values. The Fiscal Year 2016 budget was a big win for New Yorkers, as it includes funding for more school crossing guards to keep our kids safe, free meals for our schoolchildren, expanded public library service and much more.

This budget is also a big win for the residents of District 3. In addition to allocating expense funding to nearly 100 local non-profits, I am proud to have funded some fantastic capital projects, including:

**Parks**

- $775,000 for new equipment and renovations at the Downing Street Playground

- $1,000,000 for a new park for the community at 20th Street
- $55,000 for improvements and ADA accessibility upgrades at the Jane Street Garden
- $170,000 for the upkeep of Chelsea Waterside Park Playground
- $50,000 for the Leroy Street Dog Run
- $65,000 for the Pier 84 Dog Run
- $85,000 for a children's interactive garden at Chelsea Waterside Park

## Schools

- $135,000 for library and bathroom renovations at P.S. 3
- $40,000 for a playground safety surface at P.S. 212
- $35,000 for a technology upgrade at the James Baldwin School
- $35,000 for a technology upgrade at Quest to Learn middle school

## Sanitation & Conservation

- $105,000 for new Community Composting Centers across the district

## The Arts

- $26,000 for an office equipment upgrade at HERE Arts Center
- $250,000 for needed renovations at Playwrights Horizons

## Transportation

- $250,000 to improve pedestrian safety by installing speed tables at various crosswalks
- $50,000 for sidewalk repair/replacement at 26th Street between 9th and 10th Avenues

## Seniors

- $700,000 to renovate the Neighborhood Senior Center at Hudson Guild

## People with Disabilities

- $550,000 for an HVAC expansion and electrical upgrades at Fountain House, a non-profit dedicated to the recovery of men and women with mental illness

Click here to read a *Chelsea Now* article about the 2016 budget.

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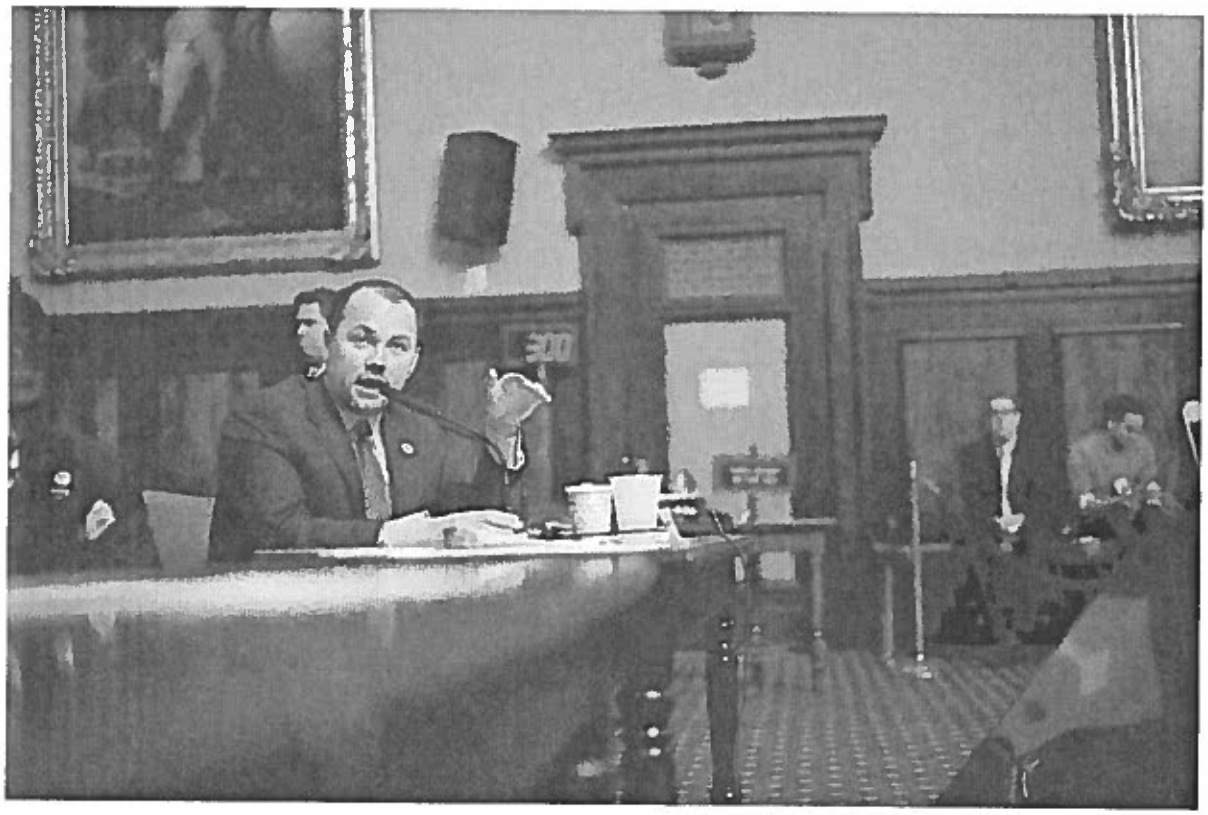
# Health Committee



It has been said that a person's zip code is a better predictor of health than his or her genetic code. This is unacceptable. As Chair of the Council's Committee on Health, I believe it is the responsibility of government to ensure that all New Yorkers have access to affordable, quality and culturally competent health care. This year the Council tackled this and many other issues.

In 2015 the Health Committee held 18 hearings on topics ranging from synthetic

marijuana to Legionnaires' Disease to our public hospital system's budget deficit. We undertook a five borough outreach campaign to raise awareness about the Affordable Care Act open enrollment period. We examined the delivery of health care at Rikers Island, the need for animal shelters in all five boroughs, safety in youth sports, and more.

**Council Allocates $6.6 Million for Plan to End AIDS**

I was proud to announce alongside Council Speaker Melissa Mark-Viverito that the Council has allocated $6.6 million for an initiative that will help New York achieve its goal of ending HIV by 2020. This initiative will directly support several recommendations of the statewide Ending the Epidemic blueprint including a citywide PrEP access network, making New York City one of the national leaders in funding PrEP to help combat new infections.

## Addressing Legionnaires' Disease

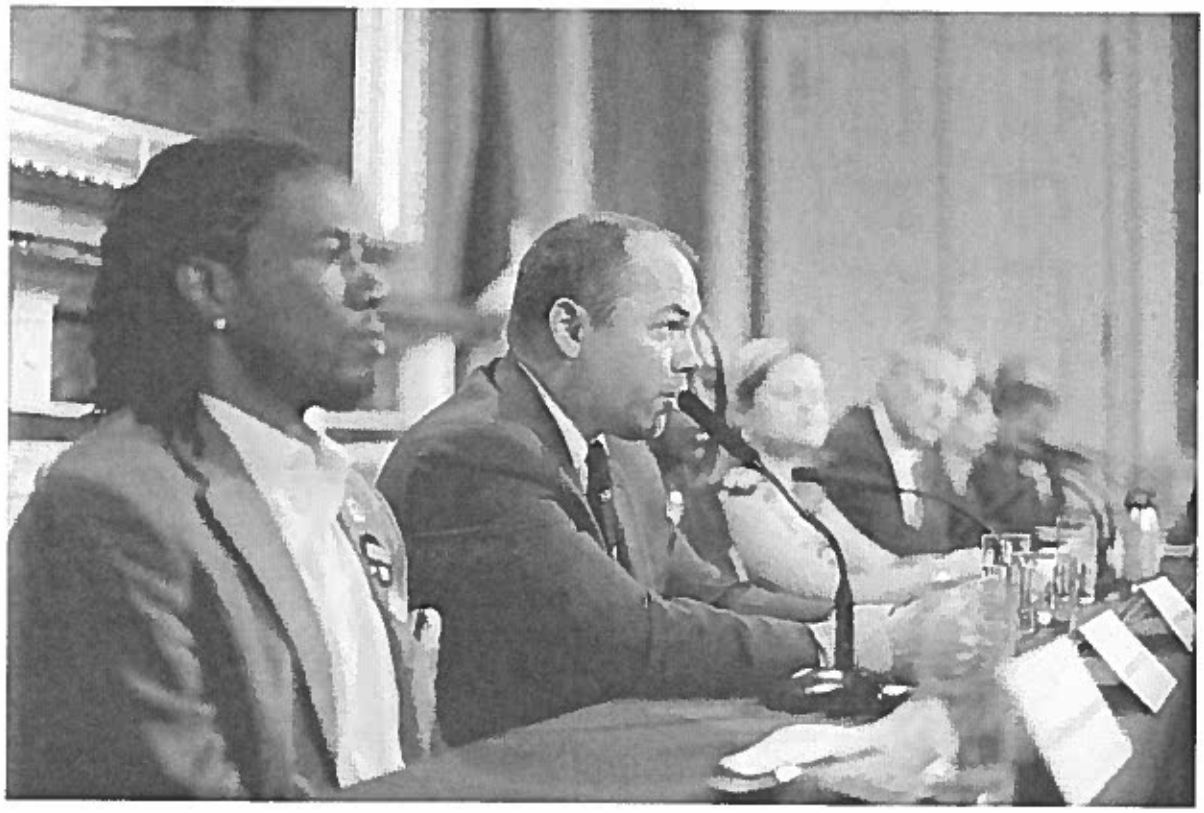


*Photo by William Alatriste*

In August, the City Council took decisive action and passed legislation that will help prevent future cases of Legionnaires' Disease in New York City. The new law requires that all cooling towers be regularly inspected and registered with the Department of Buildings. Click here to read a *Newsweek* article about this legislation.

## Comprehensive Annual Report on Hepatitis B and C

Hepatitis B and C have long affected the most vulnerable New Yorkers, particularly in communities without adequate medical care. That is why I sponsored Council Member Margaret Chin's legislation that requires the Health Department to report on key statistics regarding new cases of Hepatitis B and C and the populations they affect.

## Cracking Down on the K2 Pipeline

The use of synthetic drugs, often referred to as K2, is a growing and very troubling problem in our City. This law will help end the flow of K2 to our streets by placing tough penalties on those who manufacture and sell this harmful drug. Click here to read more about this legislation.

## Victory! City Reverses Decision to Privatize Dialysis Services

We achieved a big victory in May when the NYC Health and Hospitals Corporation (HHC) terminated its agreement with Big Apple Dialysis, a for-profit company that was contracted to replace dialysis services currently provided by HHC. After relentless advocacy over the past year, patients and science won the day. HHC is the greatest public hospital system in the world, and outsourcing its dialysis services would not have been in the best interest of patients.

## City Ends Corizon Contract: A Breakthrough for Health Care at Rikers Island

In June the de Blasio administration announced that it will not renew its contract with Corizon, a private company with a disturbing record of poor health services at Rikers Island. The Council's Committee on Health worked hard to uncover the true state of health care at Rikers Island, culminating with the passage of my legislation that will increase transparency on the state of health care in our correctional facilities.

## Op-Ed: Governor Chris Christie Makes New Jerseyans Ill

On June 16, *The Observer* published my op-ed highlighting New Jersey Governor Chris Christie's opposition to paid sick days. Falling ill shouldn't mean getting fired, no matter what side of the Hudson you live on. If we can make paid sick days a reality here in New York City, there is no good reason our neighbors a mile away cannot do so as well. Click here to read the op-ed.

## Victory! Au Bon Pain Revises Hospital Menu

This spring I wrote to HHC, expressing my concern about the calorie count and sodium levels in the food served at Au Bon Pain locations in City hospitals, which include Elmhurst Hospital, Coney Island Hospital, Bellevue and Jacobi Medical Center. I was extremely pleased that this fall, Au Bon Pain launched a new, healthier menu that complies with the City's "Healthy Hospital Food Initiative."

*On the eve of World AIDS Day, I was joined by the amazing Whoopi Goldberg and George Takei, New York City Council Speaker Melissa Mark-Viverito, and my colleagues in the NYC Council LGBT Caucus as we lit the Empire State Building's spire in red to mark this important occasion. Photo by William Alatriste.*

*On October 28, I was thrilled to host 97 community members at my district office for our annual Flu Shot Day. Dr. Mary Bassett, Commissioner of the NYC Department of Mental Health and Hygiene stopped by and administered my flu shot.*

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# Issues

## Parks

Successful cities provide their residents with access to open space, greenery, light and

air, places for human interaction and community building. In this year's budget, I allocated over $2.2 million towards capital improvements to parks, playgrounds and dog runs across the district for renovations and critical safety upgrades.

**A New Park for Chelsea**

In November, after years of effort, we announced fully funded plans to transform a vacant, city-owned garage and parking lot into a new 10,000 square foot park on West 20th Street between Sixth and Seventh Avenues. This park will serve a Community District with a low Open Space Ratio and few parks within walking proximity. In terms of open space, Community Board 4 ranks last in Manhattan and 58th out of 59 community boards citywide.

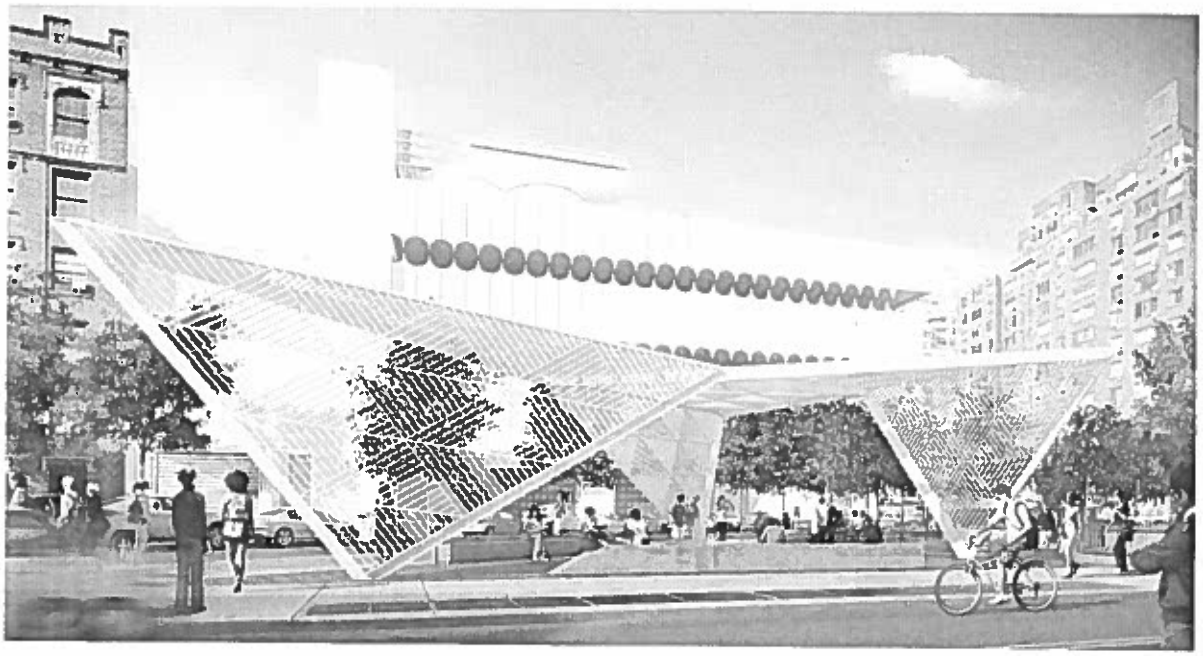
Click here to read a Chelsea Now article about about this announcement.

## Speaking Out Against Megatowers Along Central Park

Nobody goes to Central Park to sit in the shadow of a tall building. Yet every day, we see the construction of enormous towers along Central Park South that will literally cast a shadow over one of the greatest parks in the world.

I joined with fellow elected officials to urge the Department of City Planning to implement policies that will put a stop to these megatowers, and heed Community Board Five's recommendations. You can read about our efforts here.

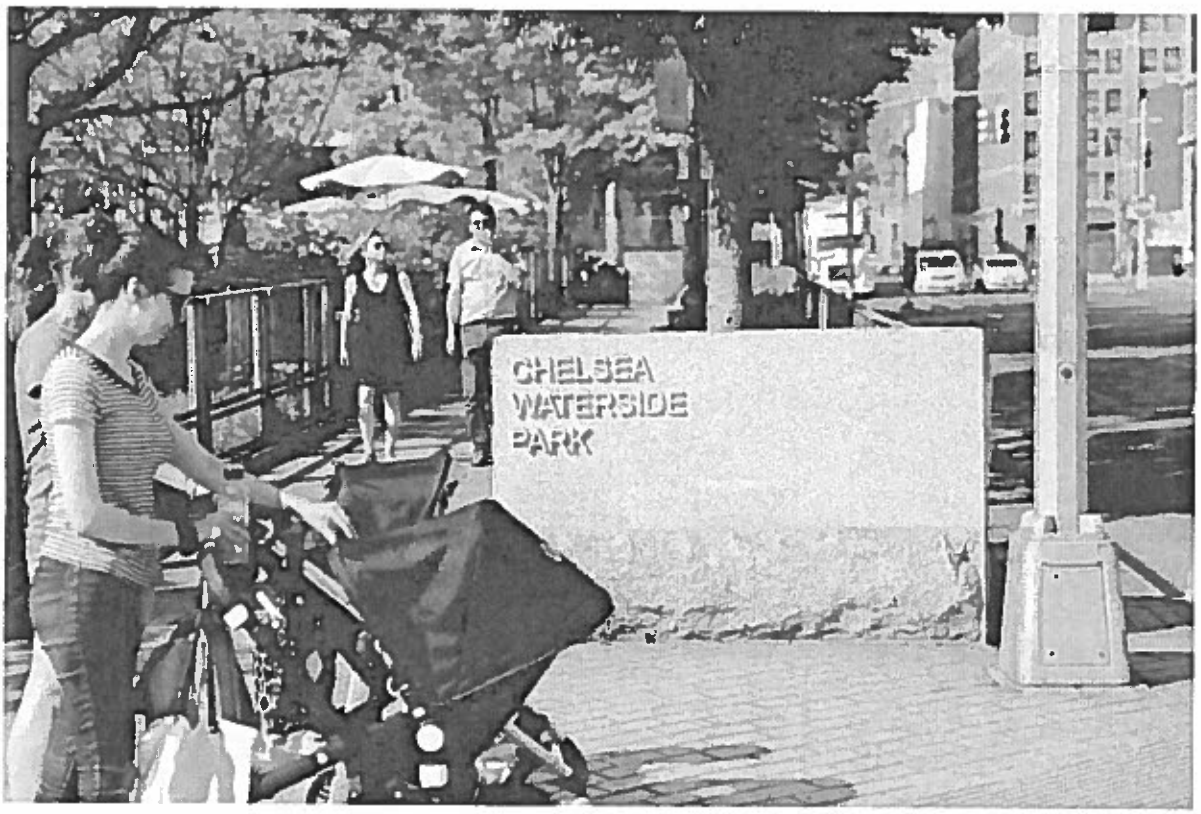
## New York City AIDS Memorial



I am proud to have allocated $500,000 towards the construction of the New York City AIDS Memorial, which will be completed this spring at St. Vincent's Triangle. At this memorial, New Yorkers and people from around the world will have a place to pause and remember all of those who were so tragically taken from us far too soon. It will also

be a place of learning for future generations who hopefully will be living in a world without AIDS.

*Signing documents with Borough President Gale Brewer creating a new park at St. Vincent's Triangle.*



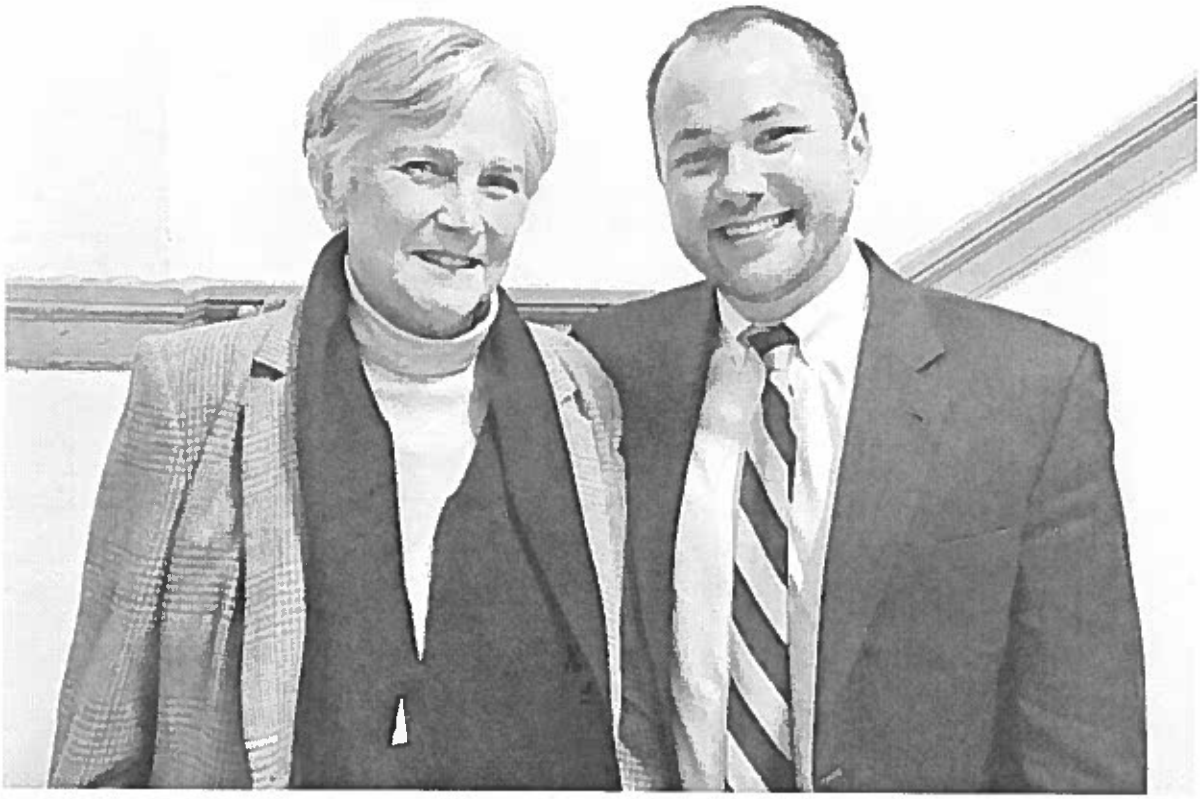

*I am proud to play a role in the revitalization of Chelsea Waterside Park. This park was a winner during Participatory Budgeting, with $85,000 in City capital funds allocated for a new children's interactive garden. I additionally funded $170,000 for the upkeep of the playground, and last year I allocated $100,000 for renovations to the basketball court. Photo by William Alatriste*

## Schools and Libraries

One of a Council Member's main responsibilities is to ensure that the City is adequately addressing the capital needs of our schools. This year my staff and I toured local schools, documented areas in need of repair and worked with School Construction Authority President & CEO Lorraine Grillo to ensure that the needed repairs were prioritized.

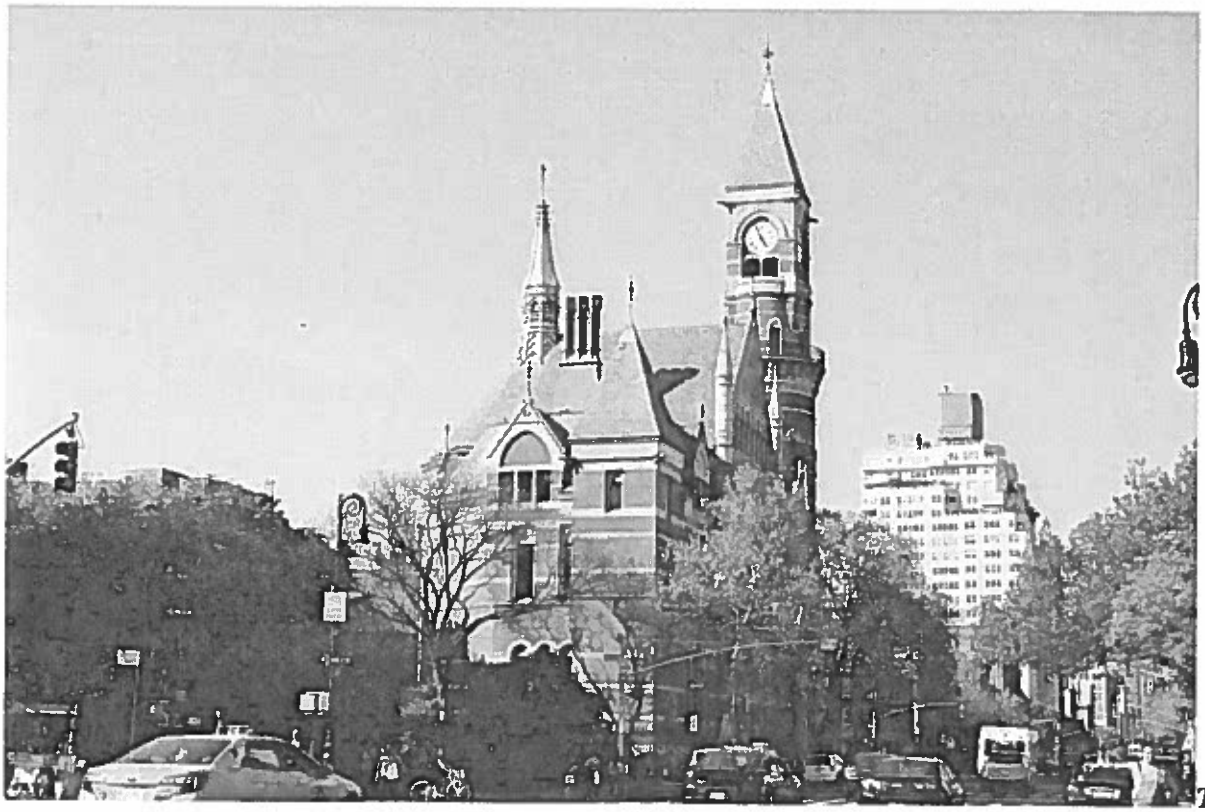
My capital allocations to schools in the district include bathroom and library renovations at PS 3, technology upgrades at Quest to Learn and a new playground safety surface at PS 212.

In addition to my education bills outlined earlier, I spoke out on issues such as excessive testing, reducing class sizes, the importance of sex education, and addressing bullying in our schools.



*On January 21, I was proud to speak alongside Dr. Diane Ravitch to the PS3 Parent Action Committee about our test-obsessed system and the need to put the focus back on learning in our schools.*

*Every February, the Department of Education holds "Respect for All Week" to highlight and build upon diversity programs and curriculum-based instruction. I engaged in meaningful conversations with fourth graders at PS 3 and PS 33.*



*The Jefferson Market Library currently lacks public restrooms and enhanced ADA accessibility. As a Participatory Budgeting winner, it received $500,000 in capital funds to build ADA accessible bathrooms and renovate the lobby. Photo by William Alatriste*

# Affordable Housing

If New York is going to retain its middle and working class, we must build and preserve affordable housing. In District 3, there are nearly 1,000 new units of affordable housing scheduled to be built in the coming years. But we'll need more if we want to maintain true economic diversity.

**New Affordable Housing at Former Slaughterhouse Site**

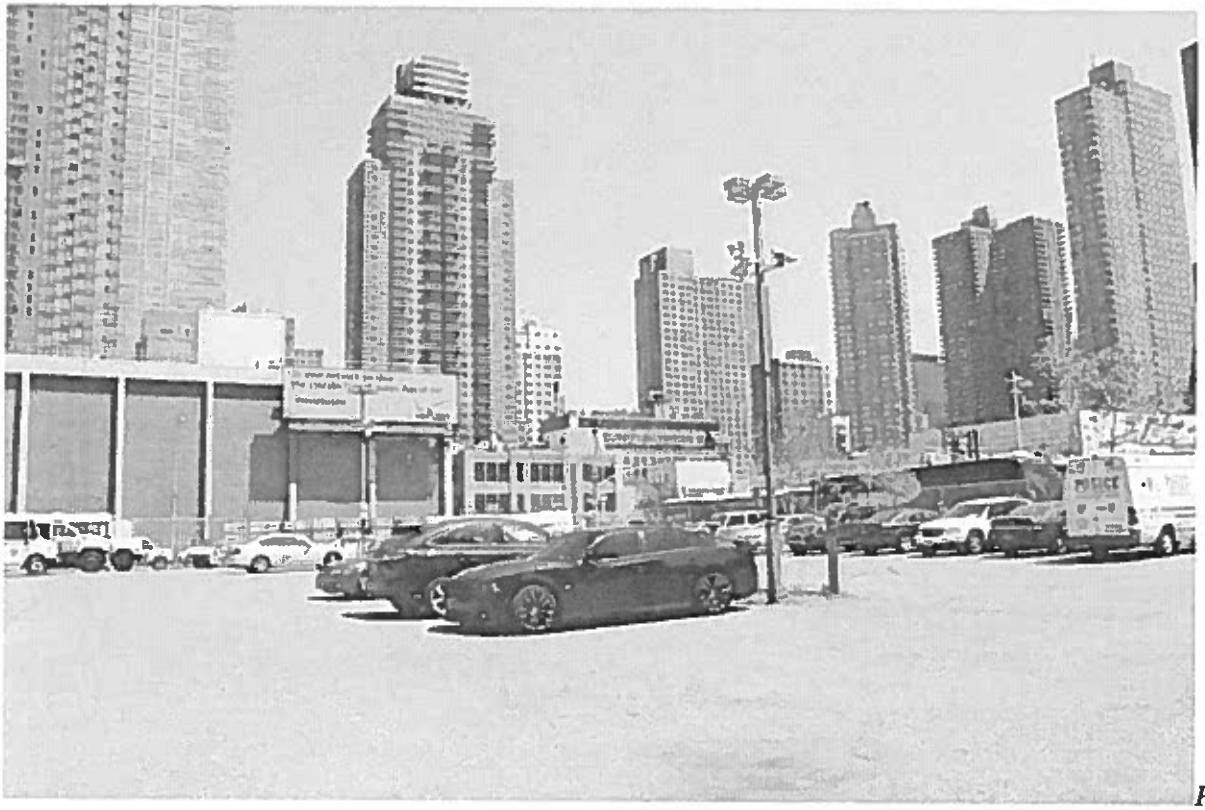


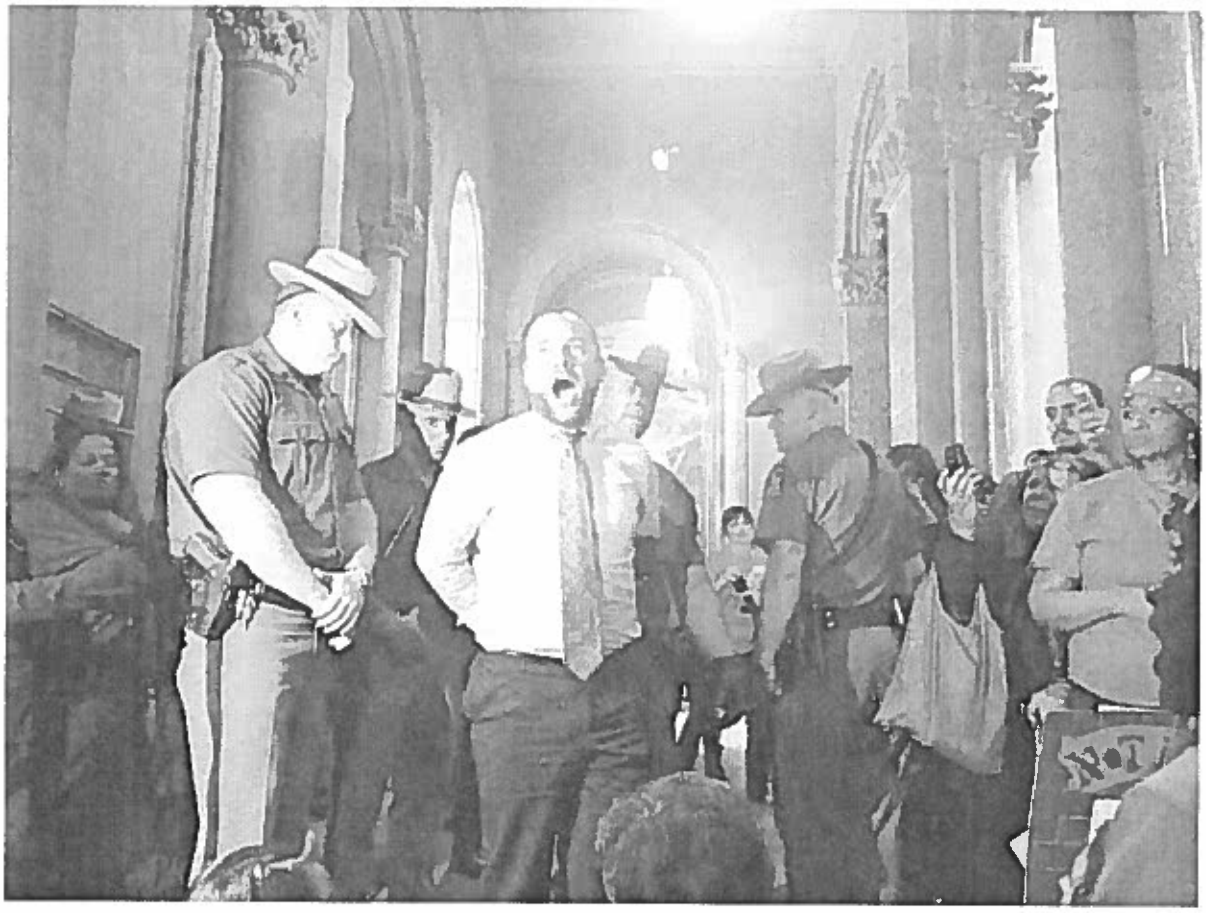
*Photo by Rosa Goldensohn*

In August I was proud to announce that after months of discussions with my office, my colleagues in government and Community Board 4, the City released a Request for Proposals seeking a mixed-use development – with a goal of 100% affordable housing – at the Slaughterhouse site at 495 Eleventh Avenue.

This is a great achievement for the West Side, as it will provide hundreds of families with affordable, high quality housing in the heart of Hudson Yards. We must use every tool at our disposal to keep the West Side affordable for working and middle class New Yorkers, and projects like this are key to helping us meet that challenge.

You can read a *DNAinfo* article about this development by clicking here.

**Fighting for Stronger Rent Regulations**



During the last days of the State legislative session in June, 55 New Yorkers – including myself and several of my colleagues in government – were arrested in the State Capitol in an act of civil disobedience, demanding that our legislature strengthen laws that protect rent-regulated tenants.

I was proud to be the prime sponsor of legislation that declared a housing emergency in New York City, enabling rent regulations to be extended for another four years.

**Victory! The Rent Guidelines Board Votes for Rent Freeze**

The voices of 2.5 million tenants were heard in June when the Rent Guidelines Board voted for a rent freeze for the first time in its history. For too long, rent-stabilized tenants have been asked to pay more and more, while landlords rake in record profits, and this vote was a first step in righting that wrong. I was proud to be part of the coalition that held meetings, rallies and marches to make this a reality.

## Illegal Hotels

In 2015, it became clear to more and more New Yorkers that illegal hotels are fundamentally threatening our affordable housing stock and putting lives at risk. A fire broke out at an illegal hotel in my district at 412 West 46th Street, damaging the structure and forcing the relocation of families. Illegal hotel operators continue to make money hand-over-fist while their tenants go to sleep every night without basic fire safety protection. At City Hall, hundreds of New Yorkers attended our hearings

about this issue - a reflection of the anxiety that people are feeling across the City.

## Affordable Housing Symposium at Hudson Guild

In May, I moderated a roundtable discussion on affordable housing at the Hudson Guild. We heard from a panel of distinguished housing experts, each of whom brought a different perspective to the table. I thank the Hudson Guild and the New York City Department of Housing Preservation and Development for gathering us together.

## Reforming the Department of Buildings

In September, I stood with my colleagues and hundreds of New Yorkers on the steps of City Hall to unveil a package of legislation that would address the harassment of tenants by unscrupulous landlords.

The bills, 12 in total, would push the Department of Buildings (DOB) to be more proactive in protecting tenants during building construction and renovations. A bill I co-sponsored with Helen Rosenthal takes aim at landlords who falsely claim that their buildings are unoccupied, by requiring the DOB to review these claims in certain cases, rather than simply accepting the landlord's word.

**Preserving Affordability at Penn South**

Penn South is integral to New York City's affordable housing stock. It's also the country's first-ever Naturally Occurring Retirement Community, providing stable and supportive housing for thousands of fixed-income seniors.

On April 16, the New York City Council passed a resolution that grants up to 50 years of real property tax exemption to Penn South, which will provide ongoing affordable and high quality housing to the 2,820 middle-income families at Penn South through the year 2030. My thanks go to Senator Brad Hoylman and Assembly Member Dick Gottfried for passing State legislation that made this possible.

## Transportation

**Welcoming the 7 Train to Hudson Yards!**

*Photo by William Alatriste*

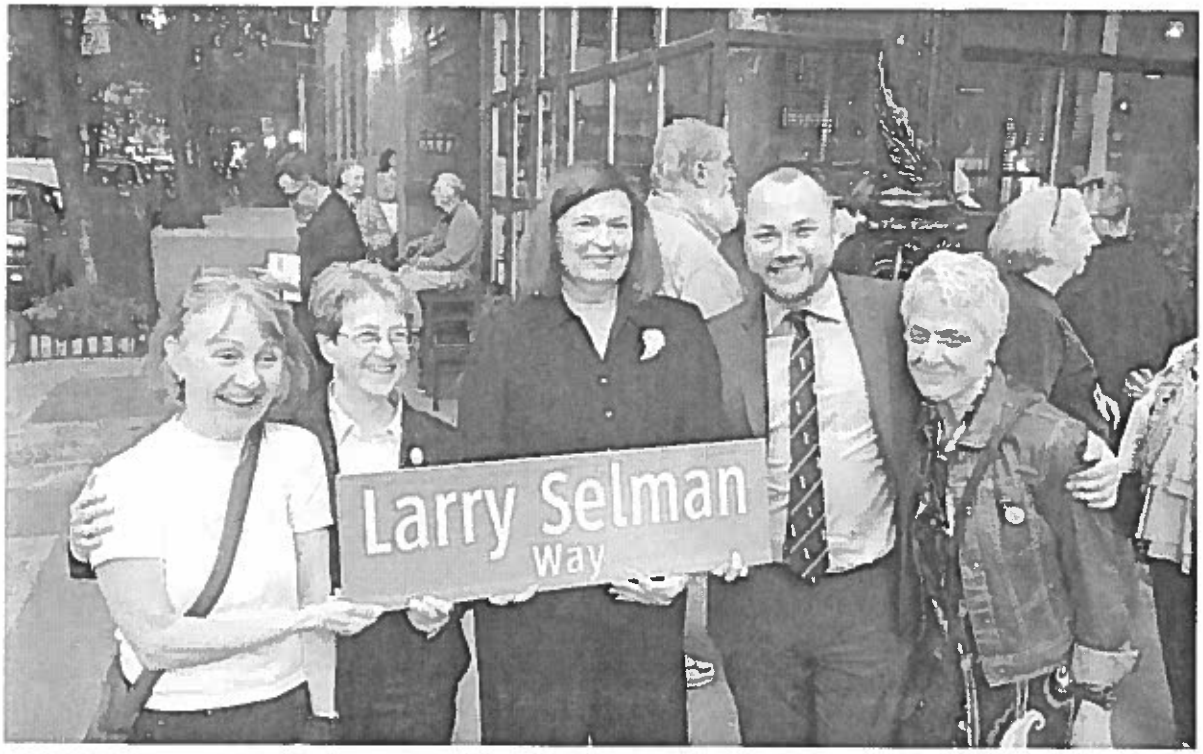
On September 13, the West Side's first new subway station in a generation opened at Hudson Yards. New York has drastically underfunded its public transportation for decades, but in this case the City of New York stepped up to the plate, allocating over one billion dollars to make this project a reality. This is a tremendous commitment that will benefit future generations of New Yorkers.

**Protected Bike Lanes on Sixth Avenue**

I'm pleased that the DOT is moving forward with a bike lane on Sixth Avenue between 14th and 34th Streets, which will create safer streets and bring order to a thoroughfare that is currently too dangerous. I am also grateful to the DOT for committing to extending this improvement on Sixth Avenue below 14th Street.

**Street Co-Namings**

On July 18, I was honored to dedicate 25th Street and Ninth Avenue in memory of legendary Chelsea resident Phyllis Gonzalez. Phyllis was a longtime housing advocate and tenant leader, exemplifying what it means to serve one's community. While Chelsea will miss her voice, her name will live on at Phyllis Gonzalez Way for generations to come.




On October 6, I was joined by Assembly Member Deborah Glick and the Bedford Barrow Commerce Block Association as we co-named the corner of Bedford Street and Grove Street in honor of Larry Selman. Larry was a ubiquitous presence on the block, overcoming an intellectual disability to collect thousands of dollars for charity while living at the poverty line. He was considered the neighborhood's unofficial mayor and reached out to others with an open, kind-hearted personality.

## Pedestrian Safety Improvements in the Village

This year, the DOT made some headway in addressing pedestrian safety needs in the district. In the West Village, Seventh Avenue saw pedestrian safety improvements, a welcome change given that one intersection alone had 26 injuries recorded from 2009-2013. The DOT also worked extensively with Community Board 2 and residents to address long-standing safety concerns at dangerous intersections on West 8th Street, including new painted sidewalk extensions and crosswalks. More improvements are needed, particularly on streets adjoining schools such as PS 41.

# Sanitation

## New Additions to the Neighborhood

In May, the Department of Sanitation replaced dozens of our district's worn, wire baskets with larger, cleaner cans, and expanded pick-up times, a result of $70,000 I allocated in last year's budget. In this year's budget, I allocated $103,921 for more baskets and additional pick-up times and street cleaning. After much consultation with constituents, block associations and community boards, I worked hard to pinpoint the areas that were in need of new bins and increased service. You can read articles about this initiative in *The Villager* and *DNAinfo*.

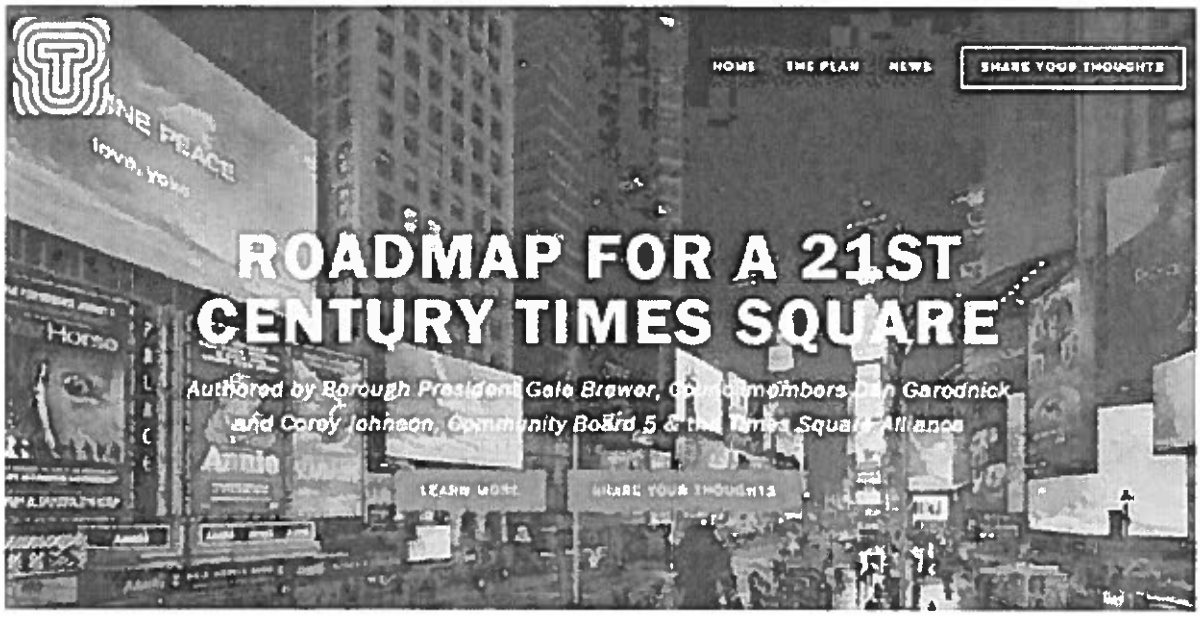
## Update on the Gansevoort Marine Transfer Station

*Photo credit: Tequila Minsky*

In June, I toured the West 59th Street recycling transfer station, which is in many ways similar to the one we will see on the Gansevoort Peninsula. I look forward to working closely with the Department of Sanitation, my fellow elected officials and members of the West Village community to ensure that the City processes our recyclables responsibly while respecting the health, safety and quality of life of local residents and our environment.

## Quality of Life

**Roadmap for a 21st Century Times Square**




On September 17, in conjunction with Borough President Gale Brewer, Council Member Dan Garodnick, Community Board Five and the Times Square Alliance, I released a plan entitled "Roadmap for a 21st Century Times Square." Our proposal is a comprehensive approach to solving the challenges facing Times Square, which include aggressive solicitation, predatory behavior, and congestion. Details of the plan can be found here.

Click here to watch a *Good Day New York* segment about the proposal featuring me, the Naked Cowboy and others.

**Relocating EMS Station 7**

Ever since I was Chair of Community Board 4, I have been pressing the City to select a more suitable permanent location for EMS Station 7, which is currently located under the High Line at West 23rd Street between Ninth and Tenth Avenues. I have long maintained that the unenclosed emergency service station on a residential block is not properly located, and that this space will not be able to meet the growing needs of our community.

## Community Effort to Close Greenhouse at 150 Varick Street

In March, my colleagues and I sent a letter to Chairman Dennis Rosen of the State Liquor Authority (SLA). Manhattan Borough President Gale Brewer, State Senator Brad Hoylman, Assembly Member Deborah Glick and I expressed that the establishment at 150 Varick Street, formerly known as Greenhouse, had a troubled history with the neighborhood and should not be permitted to reopen with a new liquor license. I was pleased that after much work on behalf of our community, the SLA denied this venue a liquor license.

## Where's My FiOS?

The people of my district have an alarming lack of choice when it comes to their cable and internet service provider. Depending on their address, they must subscribe to either Time Warner Cable or Cablevision. This is an unacceptable situation – one that New York City sought to end in 2008 when it signed an agreement with Verizon that would make their fiber-optic service available citywide. Yet today, my constituents are still waiting for that promise to become a reality.

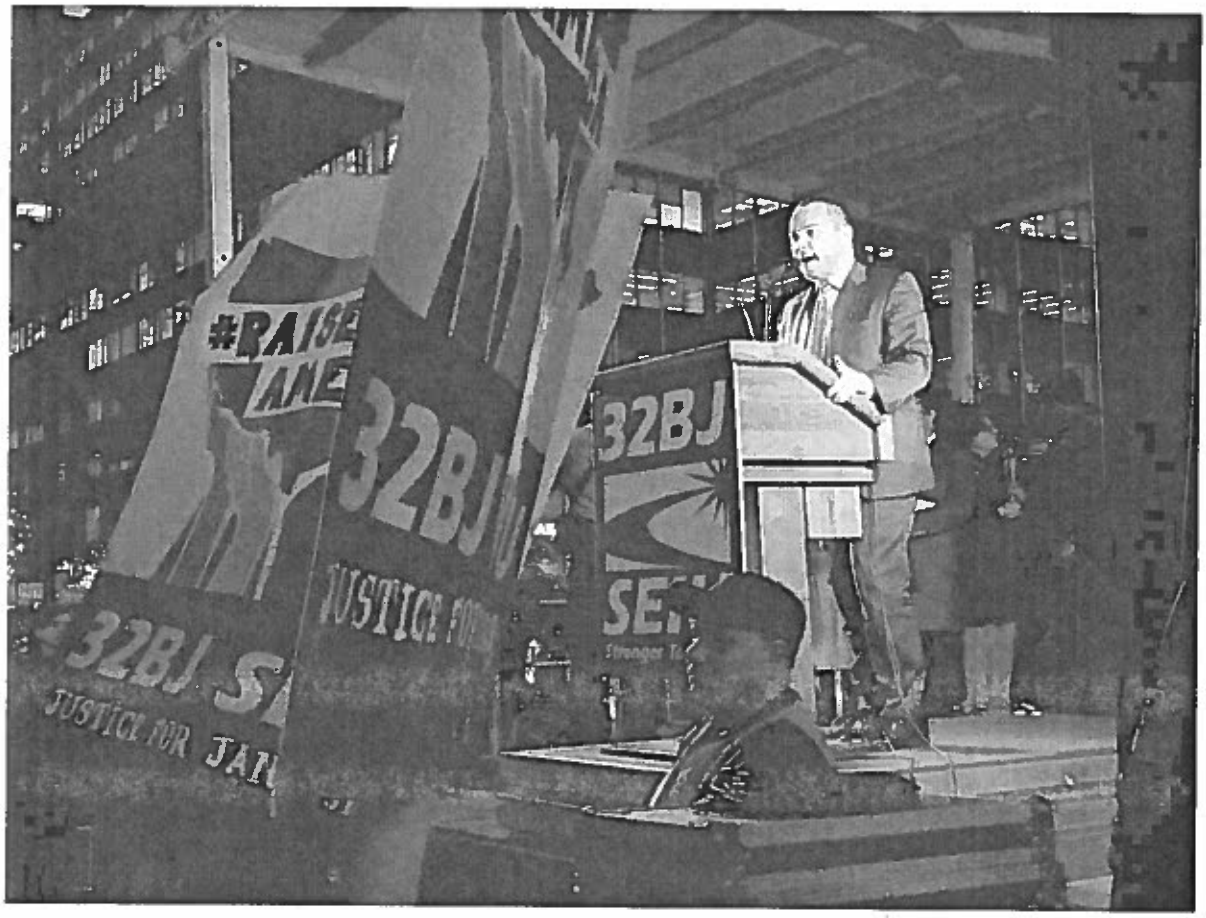
This year I called upon the New York State Public Service Commission to investigate Verizon's failure to live up to its commitment and issue a public report as to its findings. The people of my district need and deserve access to modern communications technology.

# Labor

## Victory! Fast Food Workers Get $15 Minimum Wage

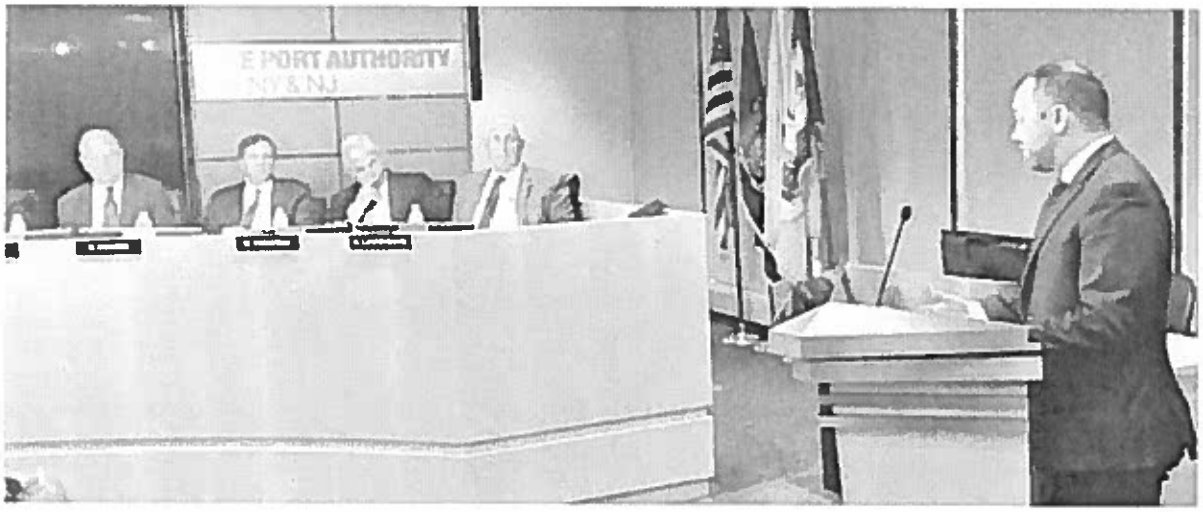
Fast food employees are like any other workers – they wake up every day to put food on the table for themselves and their families. Yet they are often paid so little, they cannot support an individual, let alone a family.

In June, I testified before the New York State Wage Board and asserted the need for higher wages. I applaud Governor Cuomo and the Wage Board for giving our State's 180,000 fast food workers a fighting chance to be raised out of poverty by approving a $15 per hour minimum wage.




*This year I joined 32BJ and stood with cleaners who lost their jobs after organizing for fair pay. I also called on the Realty Advisory Board to include fair wages and benefits as they renegotiate their contracts with their*

*building custodians. Photo by William Alatriste*




*In September I addressed the Port Authority of New York and New Jersey Board of Commissioners at their monthly meeting. I advocated forcefully for a new wage and benefit package for airport workers, many of whom are full-time employees who earn only $10.10 per hour. Raising their wages is the just and responsible thing to do.*

# Seniors

Every generation owes a great deal to the one that came before. The 2016 City Budget allocates nearly $25 million to fund services for our seniors, including $1.275 million to create new initiatives that will support healthy aging, $3.5 million for all types of naturally occurring retirement communities, and $1.5 million to assist Holocaust survivors living in poverty.

These accomplishments are a testament to the strong leadership of Speaker Melissa Mark-Viverito and Council Member Margaret Chin, Chair of the Committee on Aging.

**The Caring Majority**

Starting next year, the Penn South Program for Seniors will partner with Caring Across Generations and Jews for Racial and Economic Justice on a new initiative to support elders, family caregivers, and direct care workers. It's called The Caring Majority.

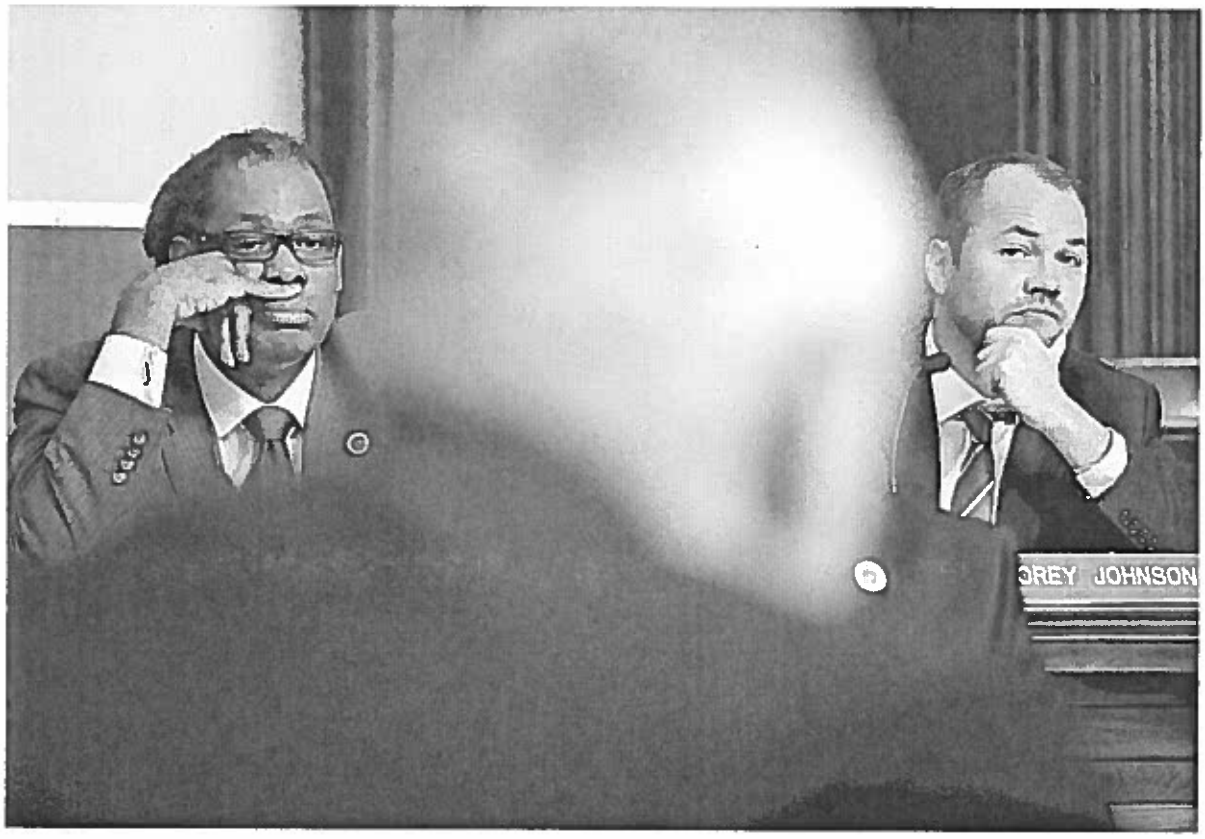
The goal of the program is to bridge the needs of domestic employers and caregivers through quality training that ensures the dignity of seniors living at home and of paid caregivers who support them in living independently. I'm proud to have supported this important initiative.

## Medicare Open Enrollment Presentation

On November 9, my office teamed up with Medicare Rights Center to host a Medicare Enrollment Awareness Event at SAGE, where attendees learned about important changes to Medicare that will take place in 2016.

*In June I participated in Community Board 2's Senior Action Day, which was cosponsored by CB2 and SAGE and hosted by the LGBT Center. Speaker Melissa Mark-Viverito and I are pictured here with Doris Diether, a great public servant who has served on Community Board 2 since 1964! Photo by William Alatriste*

# Public Safety




*Listening to testimony from NYPD Commissioner Bill Bratton during a City Council Oversight Hearing of Police Training. Photo by William Alatriste*

## Addressing Public Safety Concerns Near Penn Station

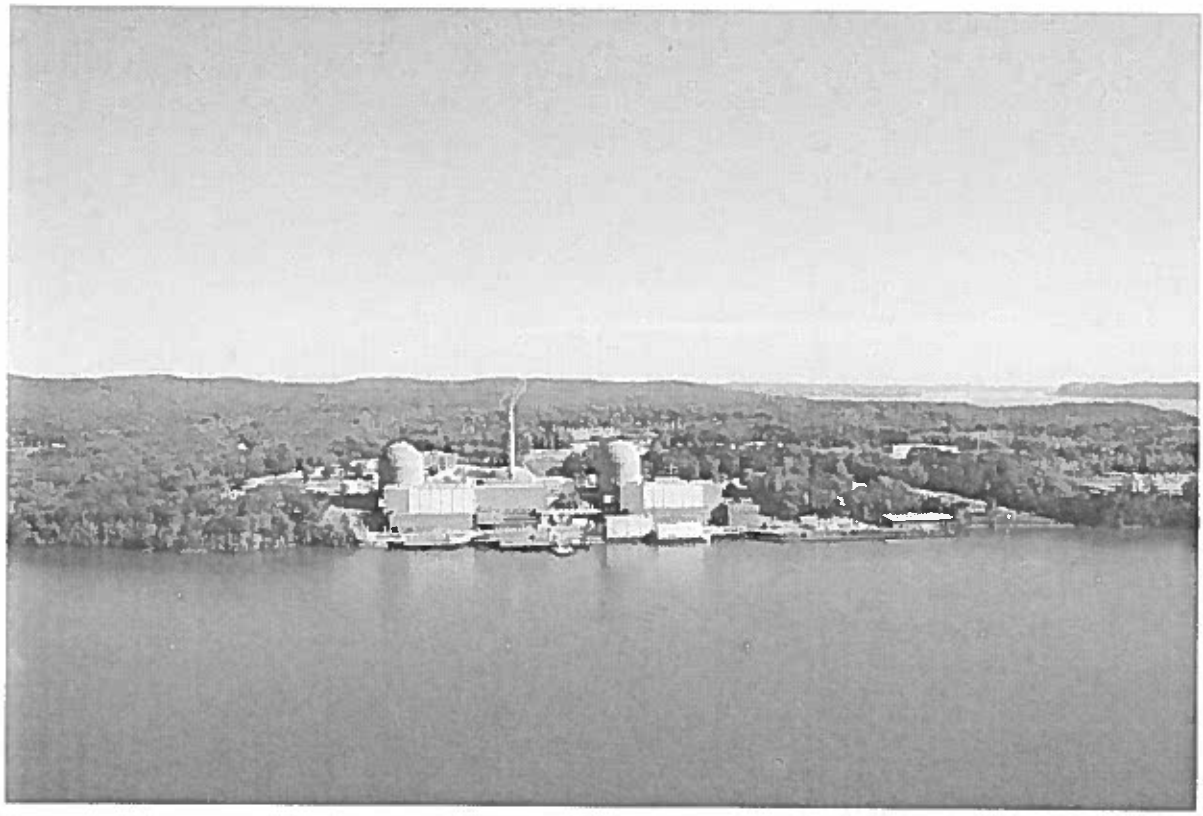
On November 9, one individual was killed and two were wounded in a drug-related shooting near Penn Station. Shortly thereafter, I convened a meeting of neighborhood stakeholders and my colleagues in government, including the NYPD, the office of District Attorney Cy Vance, Community Board Five, local business owners and several substance abuse treatment programs. It was a productive discussion that produced several 'next steps,' and we will continue to work with stakeholders to ensure neighborhood safety.

### 75th Anniversary of the Midtown North Precinct

On November 23, 1940, Mayor Fiorello H. LaGuardia and Police Commissioner Lewis J. Valentine presided over the opening of the "New 18th Precinct Stationhouse," which would later be known as the Midtown North Precinct. In November, I was honored to join the Midtown North Precinct for a ceremony on its 75th anniversary. This precinct has seen a lot over the past 75 years, and we are extremely fortunate to have Midtown North keeping us safe.

## Environment

## Shut Down Indian Point!



The Indian Point Energy Center, a nuclear power plant, is located just 25 miles north of New York City. I and many thousands of New Yorkers have long advocated for this plant to be shut down, as it poses an unacceptable threat to public safety and our environment.

I am a proud co-sponsor of Council Resolution 694, which calls on the U.S. Nuclear Regulatory Commission not to relicense Indian Point 2 and Indian Point 3, so that those reactors cease operations. I thank Council Member Donovan Richards for introducing this Resolution.

## Victory! Port Ambrose Natural Gas Terminal Vetoed by Governor Cuomo

I am ecstatic that Governor Cuomo vetoed plans for the Port Ambrose Natural Gas terminal, which would have been built approximately 20 miles off of Long Island's